

8 Pine Close, Great Bentley, Colchester, CO7 8NX



**Freehold**

Guide Price

**£450,000 –**

**£475,000**

Subject to contract

**4** bedrooms,  
**2** reception rooms  
and **2** bathrooms



## Some details

### General information

Situated in this popular village location with good access to Great Bentley Green and railway station for London's Liverpool Street is this extended four bedroom detached family home offering good sized living space over two floors.

The property is accessed via a double glazed entrance door which leads to an entrance hall and stairs leading to the first floor, there is a useful under stairs storage cupboard and gives access to the ground floor cloakroom which comprises of a W.C. and wash hand basin with a double glazed window to the front.

The lounge is located from the hallway and has double glazed windows to the front and opens nicely to the kitchen/dining area to the rear which is of a particularly good size and 'L' shaped with stylish island feature with quartz work surfaces and the kitchen area is fitted with a range of contemporary units again with quartz work surfaces, inset 1½ sink, eye level combination microwave oven, electric oven, ceramic hob with extractor over, double glazed door to the side and a double glazed window to the rear, also incorporating a useful utility area with plumbing for a washing machine and double glazed French doors leading onto the rear garden.

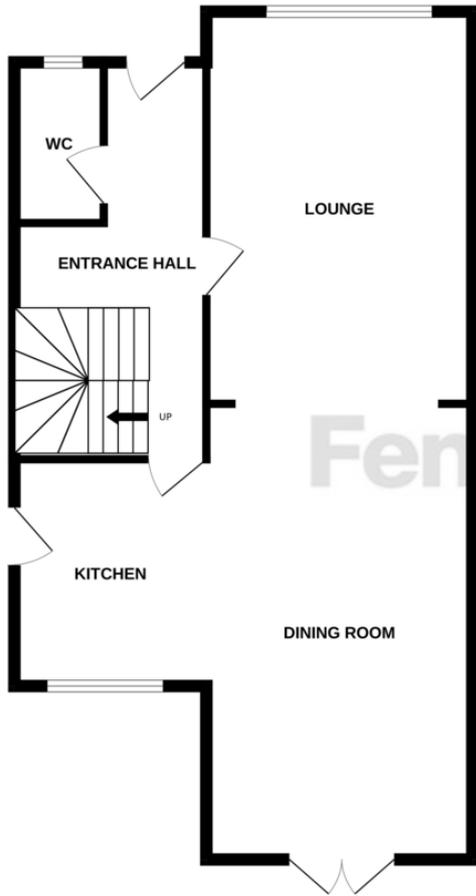
A turning staircase leads to the first floor where there is a double glazed window to the side giving access to all four good sized bedrooms and the family bathroom with bedroom one being located to the rear forming part of the extension and being of a particularly good size and featuring an en-suite bathroom with panel bath with sensor taps, W.C. and vanity wash hand basin with double glazed window to the side.

Bedrooms two and three are also located to the front both being of a double size with bedroom four located to the rear. The family bathroom is fitted with a three piece suite in white with W.C., wash hand basin, panel bath with mixer taps and a double glazed window to the side.

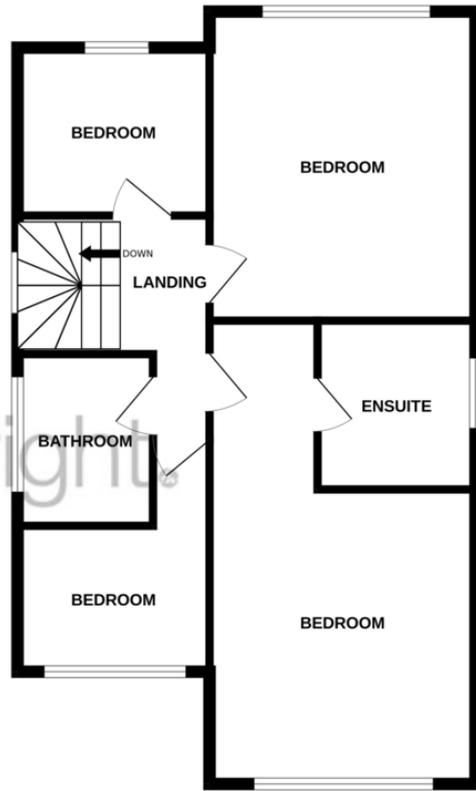


Very well presented and extended four bedroom detached family home in this popular village a short distance from Great Bentley Green.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Entrance hall

Ground floor cloakroom

Lounge

18' 7" x 12' 4" (5.66m x 3.76m)

'L' Kitchen/dining room

21' 6" x 19' 2" (maximum) (6.55m x 5.84m)

Bedroom one

21' 6" x 15' 6" narrowing to 10' 1" (6.55m x 4.72m)

En suite

Bedroom two

14' 6" x 11' 0" (4.42m x 3.35m)

Bedroom three

10' 4" x 7' 4" (3.15m x 2.24m)

Bedroom four

10' 4" x 6' 9" (3.15m x 2.06m)

Family bathroom



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### Outside & Gardens

To the rear of the property there is a slate patio which leads to a decked seating area with the remainder of the garden being laid to lawn and enclosed by fencing. There is a gated side access with personnel door to the garage.

At the front of the property there is off road parking for 2 - 3 cars.

### Location

The property is situated in this popular village location to the east of Colchester, a short distance from Great Bentley railway station which offers services to London's Liverpool Street and a Tesco Express providing shopping facilities for day to day needs.

Great Bentley Green is also within reach and there is also a public house and restaurant within the village. The A120 is a short driveway leading to the A12, M25 and beyond.

### Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - D

Our ref - 57804 PRC

### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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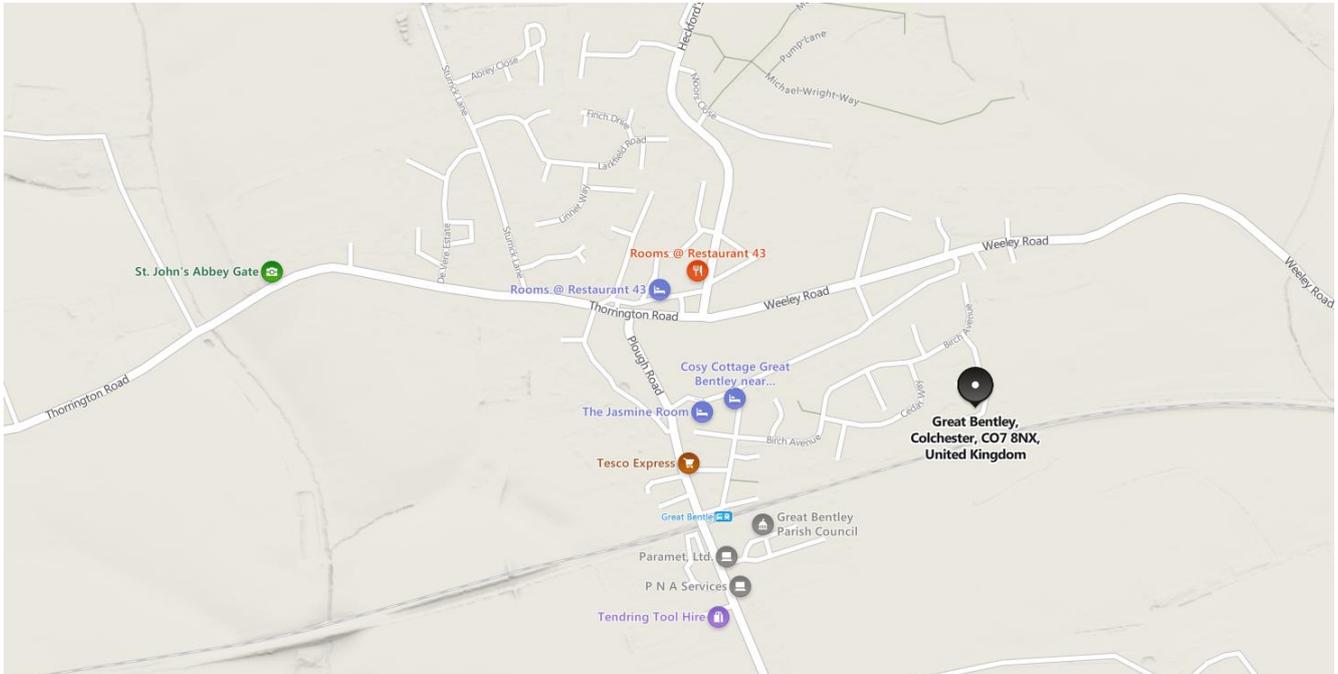
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## Directions

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