



LAMB & CO

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Inspired by property, driven by passion.



HECKFORDS ROAD, GREAT BENTLEY, CO7 8RS

PRICE £675,000

This impressive four-bedroom detached new home in Great Bentley offers the perfect blend of contemporary design, spacious living and practical family accommodation. Featuring four generously sized double bedrooms, this beautifully designed home is ideal for modern family life.

At the heart of the property is a stunning open-plan kitchen, dining and family room, creating a bright and sociable space for everyday living and entertaining. The kitchen comes complete with integrated appliances, while flooring is included throughout, allowing you to move straight into your new home.

- Four Bedroom Detached House
- Double Garage & Off Road Parking
- Integrated Appliances
- Last Plots Remaining
- Open-Plan Living
- Ground Floor Study

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



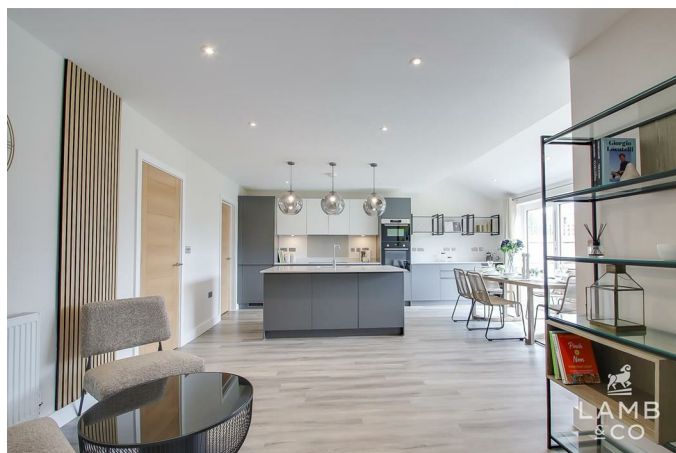
LIVING ROOM

20'5" x 13'7" (6.22m x 4.14m)



KITCHEN/FAMILY ROOM

22'11" x 18'4" (6.99m x 5.59m)



DINING AREA



UTILITY ROOM

6'8" x 5'10" (2.03m x 1.78m)



STUDY

13'0" x 10'7" (3.96m x 3.23m)

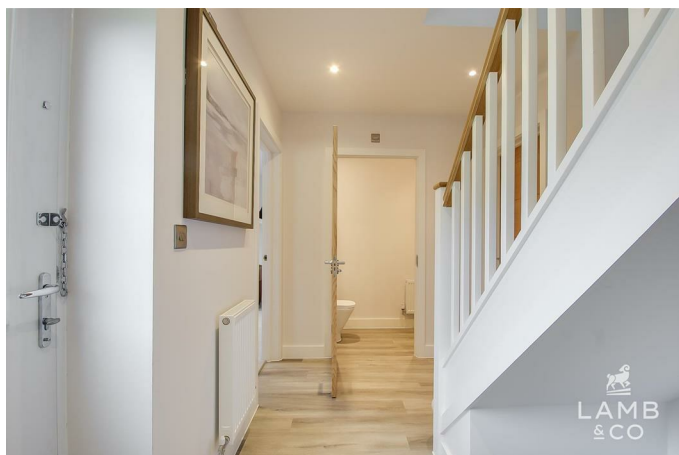


BEDROOM ONE

12'8" x 11'11" (3.86m x 3.63m)



WC



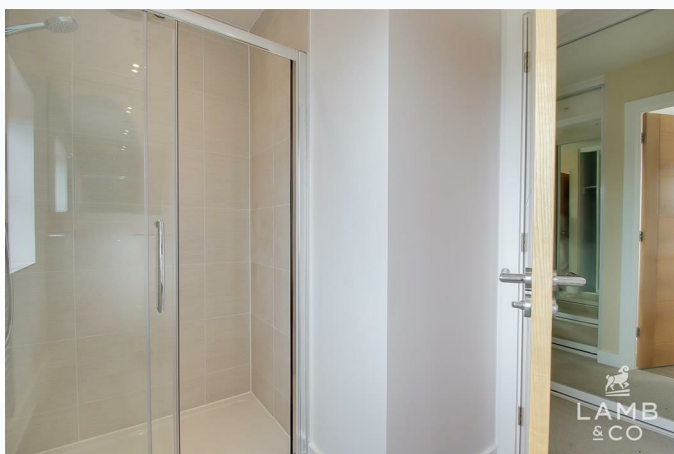
DRESSING AREA



LANDING



EN SUITE



BEDROOM TWO

13'0" x 9'8" (3.96m x 2.95m)



BEDROOM THREE

13'5" x 9'3" (4.09m x 2.82m)



BEDROOM FOUR

9'5" x 8'7" (2.87m x 2.62m)



BATHROOM



GARDEN

REAR ASPECT

FRONT ASPECT

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Material Information

Council Tax Band: TBC

Heating: Gas central

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - 75%

EE - 85%

Three - 82%

Vodafone - 74%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very Low

Additional Charges: TBC

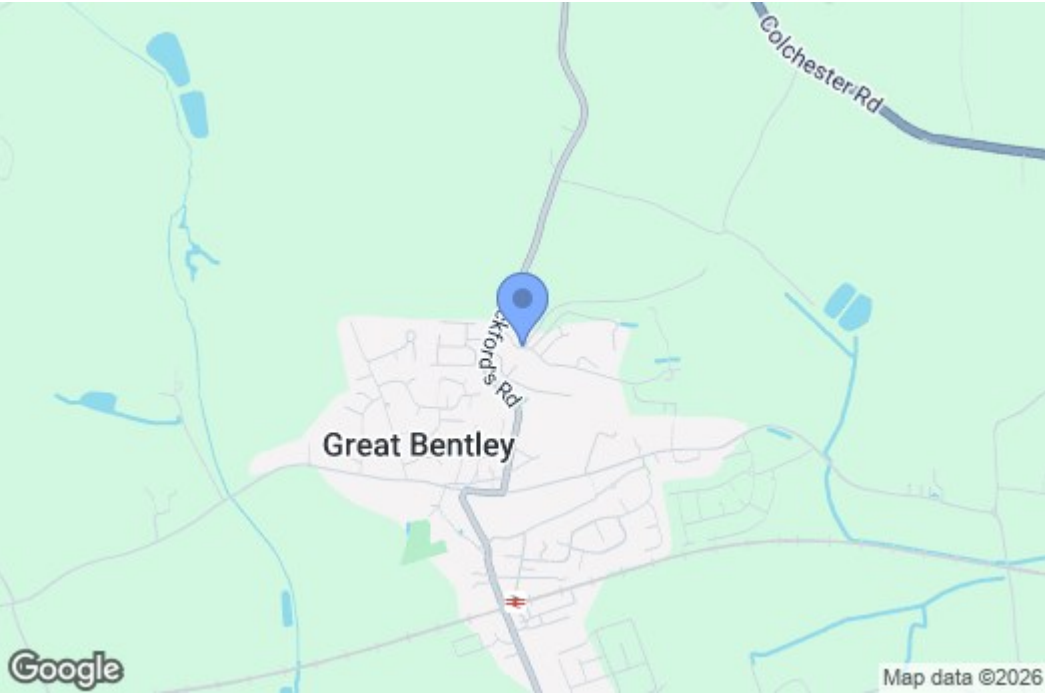
Seller's Position: No Onward chain

Garden Facing: West

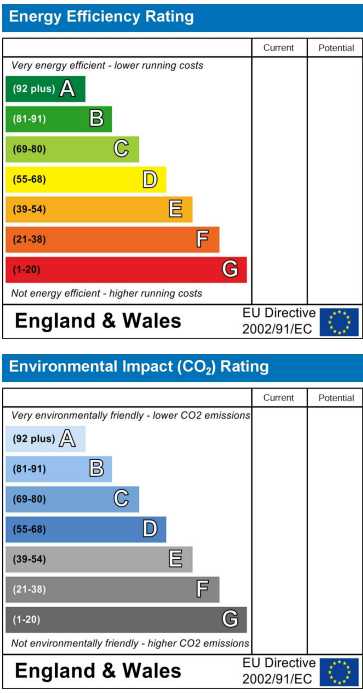
Non-Standard Features to note:



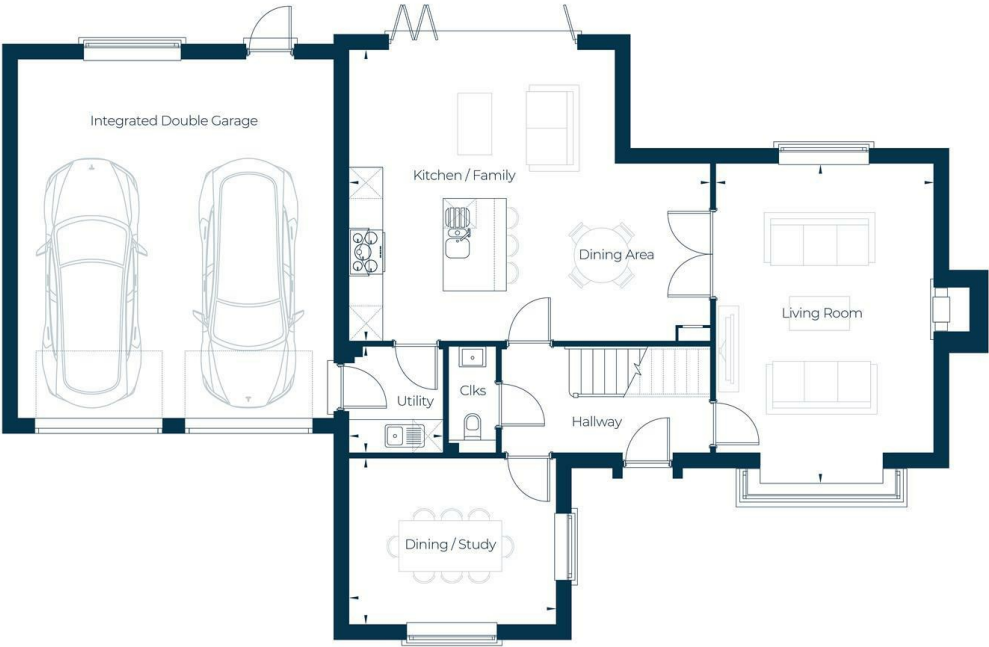
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.