



## Windsor Road Great Bentley, CO7 8TH

This 2024 Built THREE BEDROOM SEMI-DETACHED HOUSE on the 'Hartford Green' development is located in the sought after Village of Great Bentley. Great Bentley boasts one of the country's largest Village Green's which is positioned just 250 metres away with Great Bentley's mainline railway station just a third of a mile away. The village is centrally located between the Historic city of Colchester and sea side towns of Frinton-on-Sea & Clacton-on-Sea all being within eight miles. Offering spacious accommodation and immaculate decoration throughout, an early viewing is strongly advised.

- Three Bedrooms
- En-Suite & Family Bathrooms
- 16'7 x 9'5 Kitchen/Diner
- 14' x 13'1 max Lounge
- Ground Floor Cloakroom
- Gas Central Heating (n/t)
- Off Road Parking & EV Charging
- South Facing Rear Garden
- Solar Panels
- EPC Rating A & Council Tax D

**Price £335,000 Freehold**



## Accommodation Comprises

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALLWAY

Stair flight to first floor. Built in storage cupboard. Wood effect flooring. Radiator. Door to:



### LOUNGE

14' x 13'1 nar 9'10

Radiator. Double glazed window to front. Door to Lobby.



### ALTERNATE VIEW OF LOUNGE



### LOBBY

Built in under stairs storage cupboard. Wood effect flooring. Open access to Kitchen/Diner and door to Ground Floor Cloakroom.

## GROUND FLOOR CLOAKROOM

7'3 x 4'10

Fitted with a modern white suite. Comprises low level W.C. Pedestal wash hand basin. Radiator. Extractor fan (not tested).



## KITCHEN/DINER

16'7 x 9'5

Fitted with a modern kitchen suite. Comprises Grey Matte fronted units. Laminated rolled edge work surfaces with cupboards and drawers below. Range of matching wall mounted units. Inset one and a half bowl single drainer stainless steel sink unit with mixer tap. Inset four ring gas hob with integrated extractor hood above and stainless steel splashback, Inset high level double oven. Integrated tall fridge/freezer, washing machine and slimline dishwasher (all appliances not tested). Wood effect flooring. Radiator. Double glazed window overlooking garden. Double glazed double doors onto rear garden.



## KITCHEN AREA VIEW

DINING AREA VIEW

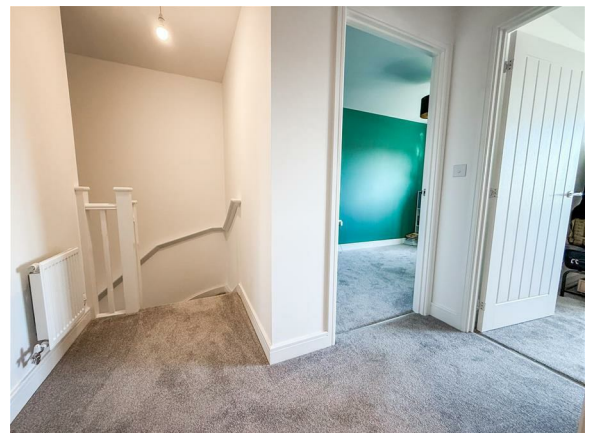


### DINING AREA VIEW



### FIRST FLOOR LANDING

Radiator. Loft Access. Doors to:



### BEDROOM ONE

13'1 nar 10'11 x 9'10 plus recess

Radiator. Double glazed window to front. Door to En-Suite.



### ALTERNATE VIEW OF BEDROOM ONE



### EN-SUITE

5'9 x 5'4

Fitted with a modern three piece white suite. Comprises corner shower cubicle. Low level W.C Pedestal wash hand basin. Heated towel rail. Wood effect flooring. Extractor fan (not tested). Double glazed window to front.



## BEDROOM TWO

11'4 nar 8'5 x 9'3

Radiator. Double glazed window to rear.



## BEDROOM THREE

12'8 x 7' max

Radiator. Double glazed window to rear.



### FAMILY BATHROOM

Fitted with a modern three piece white suite. Comprises panel bath with mixer tap and integrated shower over and glazed shower screen. Low level W.C. Pedestal wash hand basin. Tiled splashbacks. Wood effect flooring. Heated towel rail. Extractor fan (not tested).



### OUTSIDE - FRONT

Front garden is laid to lawn with paved pathway to front door with storm porch. Flower and shrub border. Hardstanding area providing off street parking for two vehicles with Electric Vehicle Charging point. Gate leading to rear garden.



## OUTSIDE - REAR

South facing rear garden. Mainly laid to lawn with paved patio area. Enclosed by panel fencing. Timber storage shed.



## SOLAR PANELS

Please note the property was built with solar panels which are owned outright with the property.

## NHBC WARRANTY

Please note the property was built in 2024 and benefits from the remainder of a 10 Year Builders Warranty.

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## ENTRANCE TO HARTFORD GREEN



## GREAT BENTLEY VILLAGE GREEN

Great Bentley Village Green is positioned around 250 metres away



## Material Information (Freehold Property)

Tenure: Freehold Council Tax Band: D

Any Additional Property Charges: Yes - The vendors pay a development charges of around £230 per annum.

Services Connected: (Gas): Yes (Electricity): Yes (Water): Mains (Sewerage Type): Mains (Telephone & Broadband): Yes

Non-Standard Property Features To Note: The property has solar panels which are owners outright.

## JE 0325

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of between £50-£150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

### Particular Disclaimer

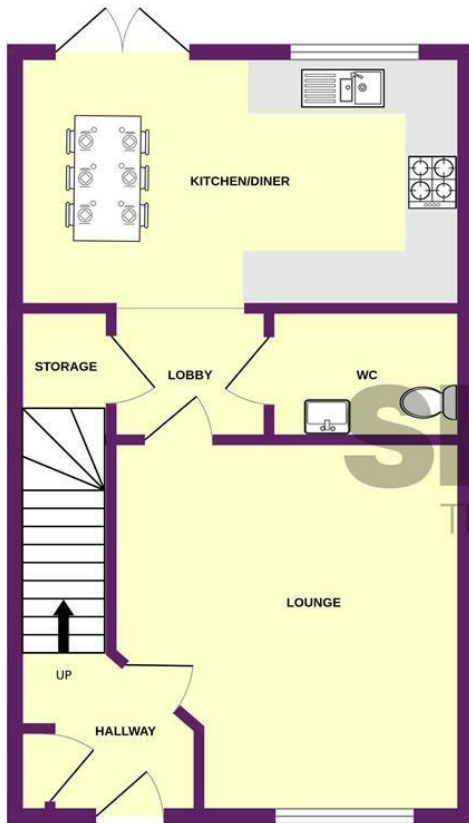
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

### Draft Details

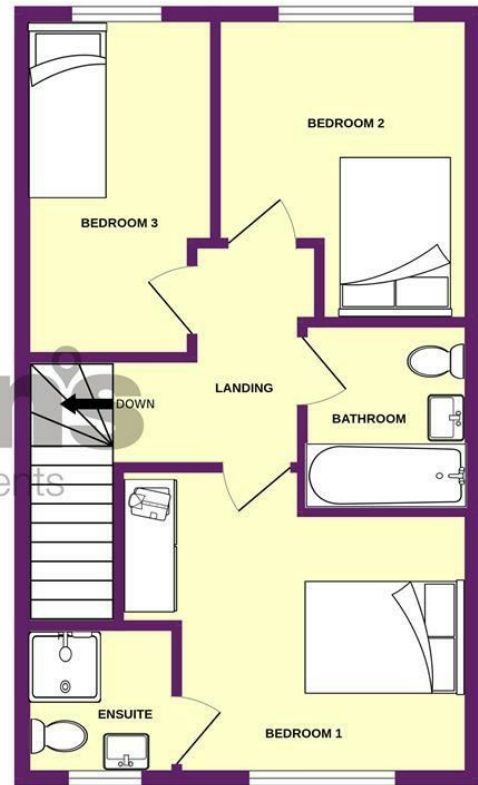
DRAFT DETAILS - NOT YET APPROVED BY VENDOR



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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## Selling properties... not promises

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