

oakheart



£390,000

Guide Price

Newman Fields, Great Bentley, Colchester

Guide Price £390,000 - £410,000

Superbly presented four bedroom family home in a sought-after village location, combining modern style, generous living space and a beautifully landscaped garden - ideal for families and professionals. Positioned close to the village green, station and amenities, it offers an attractive blend of convenience, community and countryside access.

The ground floor features a contemporary kitchen/dining room with wood-effect units, modern worktops, breakfast bar and bright dining area, perfect for everyday living and entertaining. A spacious living room with feature

panelling, media wall and French doors opens directly onto the landscaped rear garden for effortless indoor-outdoor living, while a downstairs cloakroom and useful storage cupboard add practical appeal.

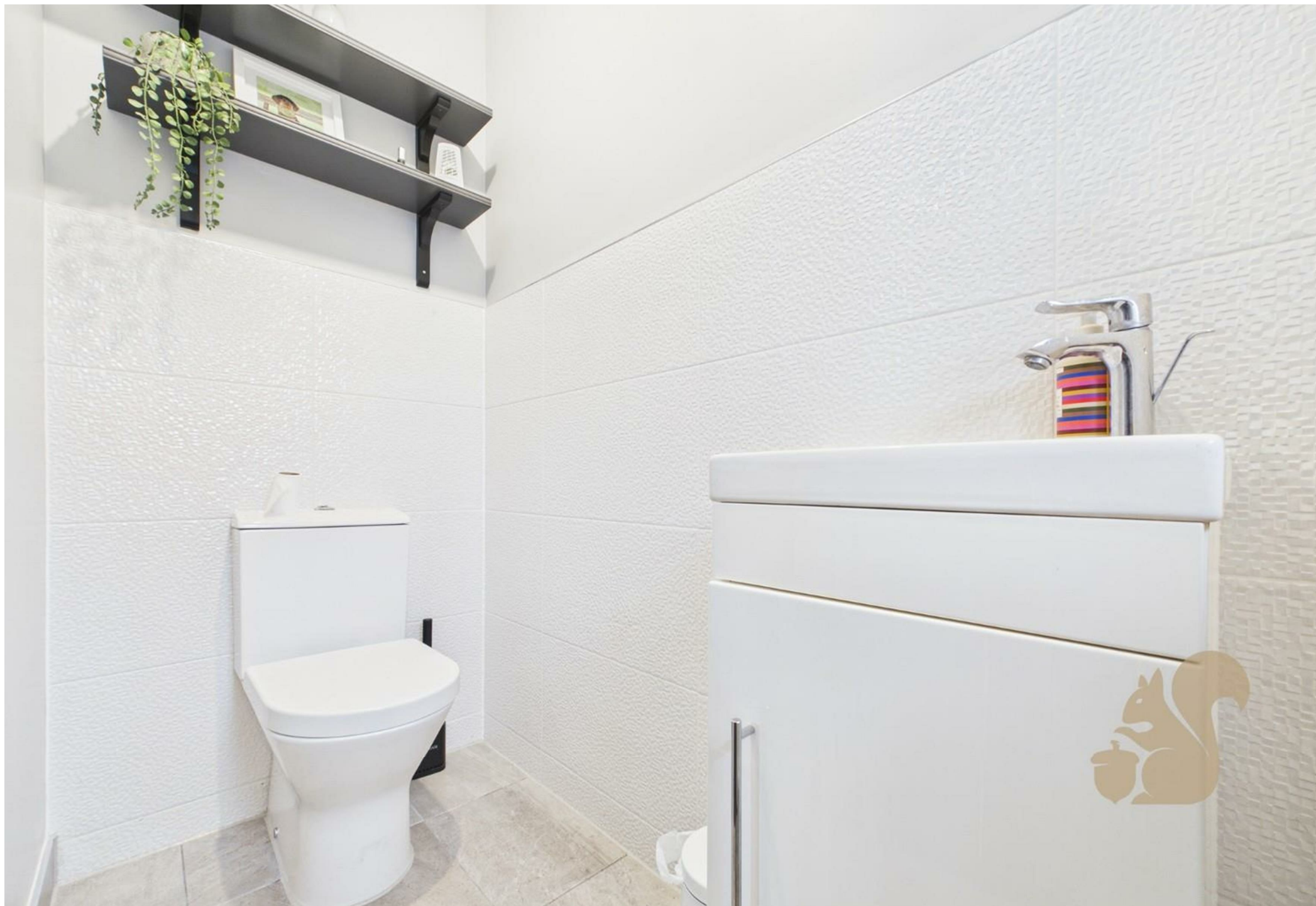
Upstairs offers a luxurious main bedroom with en-suite, two further well-proportioned bedrooms and a versatile fourth room, ideal as a nursery, home office or guest room, all served by a modern family bathroom. Outside, the attractive landscaped garden provides an excellent space for relaxation and alfresco dining, complemented by off-street parking with an integrated EV charging point and a garage for added convenience and security.

The property is set within a vibrant village renowned for its large green, hosting annual events, cricket and football, and benefits from great local amenities including a GP surgery, deli, butchers, hairdressers, pharmacy, takeaway and convenience store. Convenient transport links include a local rail station around 0.5 miles away with services towards Colchester and London, as well as easy access to the A12 and A120, while a well-regarded primary school, low-crime, family-focused environment and lovely countryside and coastal walks, plus nearby sailing at Brightlingsea, further enhance the appeal.











Approximate total area⁽¹⁾

149.6 m²1611 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>85</p>	<p>94</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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