

oakheart



£500,000

Offers In Excess Of
Hills Close, Great Bentley, Colchester



Situated within the highly desirable village of Great Bentley (CO7), this beautifully presented detached family home was constructed in 2021 by the well-regarded Hills Residential and offers spacious, contemporary accommodation finished to a high standard throughout. Perfectly suited for modern family living, the property combines generous internal space with a sought-after village location, renowned for its picturesque village green, local amenities and excellent transport connections.

Stepping inside, the property welcomes you via a spacious entrance hallway with stairs rising to the first floor and access to a convenient ground floor WC. To the front of the home, a well-appointed kitchen offers ample storage and

worktop space, while to the rear, the impressive open-plan kitchen/living area creates the heart of the home, providing an excellent space for dining, entertaining and family life, with direct access to the garden. A separate utility room and integral garage further enhance the practicality of the accommodation.

To the first floor, the landing leads to four well-proportioned bedrooms, including a generous principal bedroom. The home benefits from two modern bathrooms, including an en-suite alongside a stylish family bathroom, both finished with contemporary fittings.

Externally, the property offers a well-maintained and recently landscaped rear garden, ideal for outdoor dining and family enjoyment, while the front provides driveway parking and access to the integral garage.

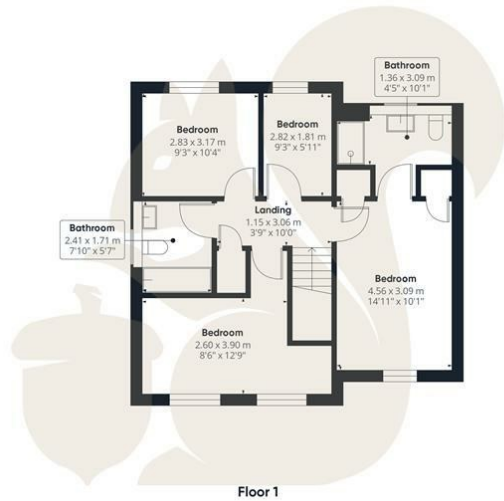
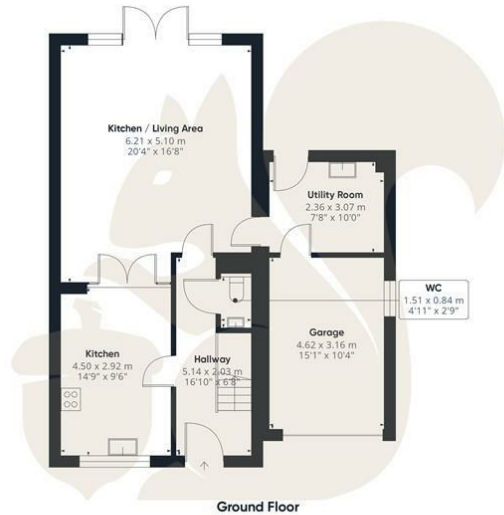
Great Bentley is one of Essex's most popular villages, offering a range of local amenities including shops, pubs, schooling and recreational facilities, centred around one of the largest village greens in England. The village also benefits from its own railway station providing direct links into Colchester and London Liverpool Street, making it an excellent choice for commuters and families alike.











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GLATM
 132.19 m²
 1422.83 ft²
Total
 146.66 m²
 1578.59 ft²

(1) Finished, above grade
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Oakheart Colchester
 01206 803 308
 colchester@oakheart.co.uk
 2b Cotman Road, Colchester, Essex, CO3 4QJ

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