

**St Marys Close, Great Bentley
CO7 8NL
Guide Price £280,000-£290,000
Freehold**

Town & Country
residential sales and lettings





- QUIET CUL-DE-SAC LOCATION
- THREE BEDROOM SEMI-DETACHED HOUSE
- SPACIOUS LOUNGE/DINER
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ROOMY SINGLE BEDROOM
- FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- CLOSE TO TRAIN STATION & LOCAL SHOPS
- WALKING DISTANCE TO VILLAGE CENTRE AND LOCAL COUNTRY WALKS

**** QUIET CUL-DE-SAC LOCATION ****

A rare opportunity to purchase a well-maintained, three-bedroom semi-detached house, which is ideally situated in a quiet cul-de-sac and within walking distance to the train station, village school and local amenities.

This family home is thoughtfully designed to cater to the needs of families and couples alike, combining comfort and convenience in a desirable residential location. Upon entering the entrance hall you are welcomed towards the bright open-plan lounge/diner which provides a generously-sized living space that seamlessly integrates with the dining area, producing a sociable and airy atmosphere that is perfect for modern lifestyles. The fitted kitchen overlooks the garden and is bathed in natural light.

To the first floor, the accommodation comprises of three well-proportioned bedrooms, two double bedrooms, while the third, a roomy single bedroom, can be utilised as a child's room or home office, depending on your requirements. This home benefits from a well-kept bathroom, further enhancing its appeal and functionality.

There is off road parking and a garage to compliment the front and rear gardens. You are a short walk from the village centre which features a Primary school, local shops & pubs and the train station with direct links to London Liverpool Street. This property represents an outstanding choice for those seeking a comfortable lifestyle in a sought-after area.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

uPVC partially glazed entrance door, carpet flooring, centre light, radiator. Under stairs cupboard, stairs to first floor landing.

LOUNGE/DINER

22' 4" x 11' 6" narrowing to 9'1" (6.80m x 3.50m narrowing to 2.77m)

Window to front aspect and French doors to rear, carpet flooring, two centre lights, two radiators, feature fireplace.

KITCHEN

10' 0" x 9' 7" (3.05m x 2.92m)

Window to rear aspect, door to side, tiled flooring, centre light. Range of wall and base units with integrated sink/drainage, gas hob with extractor over, under counter double oven, space for washing machine, fridge/freezer.

FIRST FLOOR LANDING

Window to side aspect, centre light, carpet flooring, loft access hatch.

BEDROOM ONE

12' 4" x 10' 5" (3.76m x 3.17m)

Window to front aspect, carpet flooring, centre light, radiator.

BEDROOM TWO

10' 8" x 9' 4" (3.25m x 2.84m)

Window to rear aspect, carpet flooring, centre light, radiator.



BEDROOM THREE

8' 5" x 7' 11" (2.56m x 2.41m)

Window to front aspect, carpet flooring, centre light, radiator.

FAMILY BATHROOM

7' 11" x 5' 5" (2.41m x 1.65m)

Obscured window to rear aspect, carpet flooring, centre light, radiator. Panelled bath with shower over, low level WC, pedestal wash hand basin, partially tiled walls.

EXTERIOR

FRONT

Laid to lawn with mature trees and shrubs, off road parking, garage.

REAR

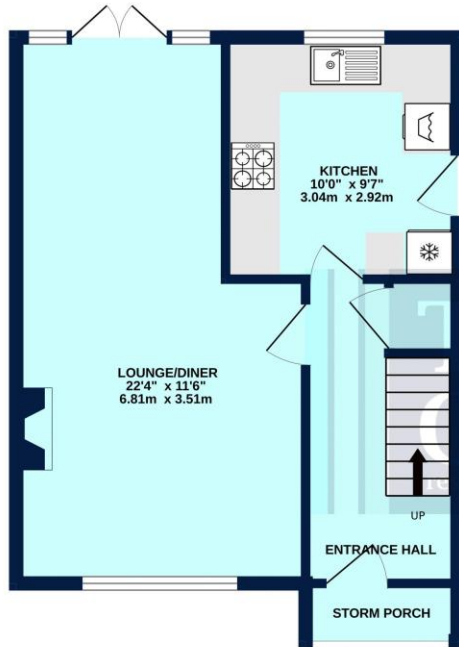
Laid to lawn with mature trees and shrubs.



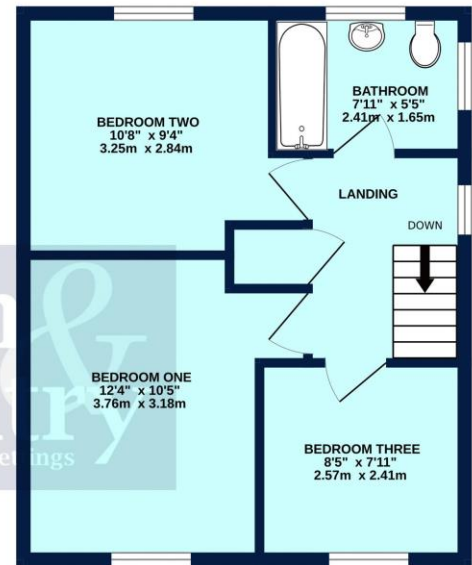




GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



ST MARYS CLOSE

TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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