

**Flag Hill, Great Bentley,
CO7 8RF**

Offers in Excess of £245,000 Leasehold



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- **Three Bedrooms**
- **Flag Creek Views**
- **Private Mooring**
- **Outstanding Location**
- **On Site Swimming Pool**
- **On Site Gym**
- **Ample Off Road Parking**
- **En Suite**
- **Private Jetty**
- **Call Us To View**

PEACE.....TRANQUILITY AND RELAXATION

This three bedroom luxury lodge overlooks Flag creek with its own private mooring and jetty, this truly embodies relaxation. Situated in Great Bentley's country park benefitting from on site swimming pool, gym and club house, this property must be viewed to be fully appreciated

CALL US TO VIEW



The accommodation with approximate room sizes are as follows:

ENTRANCE

The property has a veranda which wraps the property to two sides with double glazed side entrance door to:

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN

10' 9" x 19' 3" (3.27m x 5.86m) > 17'9"

Three radiator's, double glazed French doors to veranda Central island with breakfast bar with oak effect cupboards and drawers under, stainless steel sink and drainer set in work-tops to 2 walls with cupboards and drawers under, wall mounted cupboards to 1 wall, integrated dishwasher, washing machine and fridge freezer, built in double oven with extractor fan over, 5 ring gas hob, double glazed window to the side, doors to:

INNER HALL

Access to loft, radiator, built in storage cupboard, doors to:

BATHROOM

Double glazed obscured window to the side aspect, heated towel rail, tiled splash-back, white suite comprising of: panelled bath, wash hand basin set in vanity unit, low level W.C

BEDROOM ONE

8' 5" x 7' 6" (2.56m x 2.28m)

Double glazed window to the side, radiator, built in wardrobe, door to:

EN-SUITE

Double glazed obscured window to the side, low level W.C, wash hand unit set in vanity unit, shower cubicle, heated towel rail, half tiled walls



BEDROOM TWO

8' 4" x 7' 5" (2.54m x 2.26m)

Double glazed window to the front, radiator, fitted wardrobes

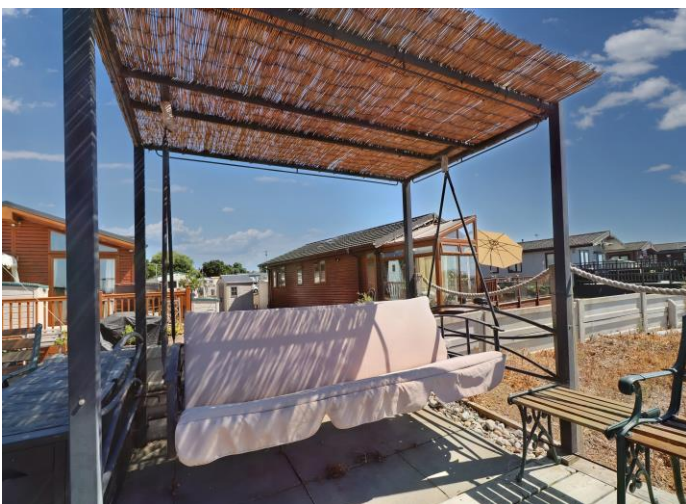
BEDROOM THREE

7' 5" x 6' 6" (2.26m x 1.98m)

Double glazed window to the side, fitted wardrobes, radiator

OUTSIDE

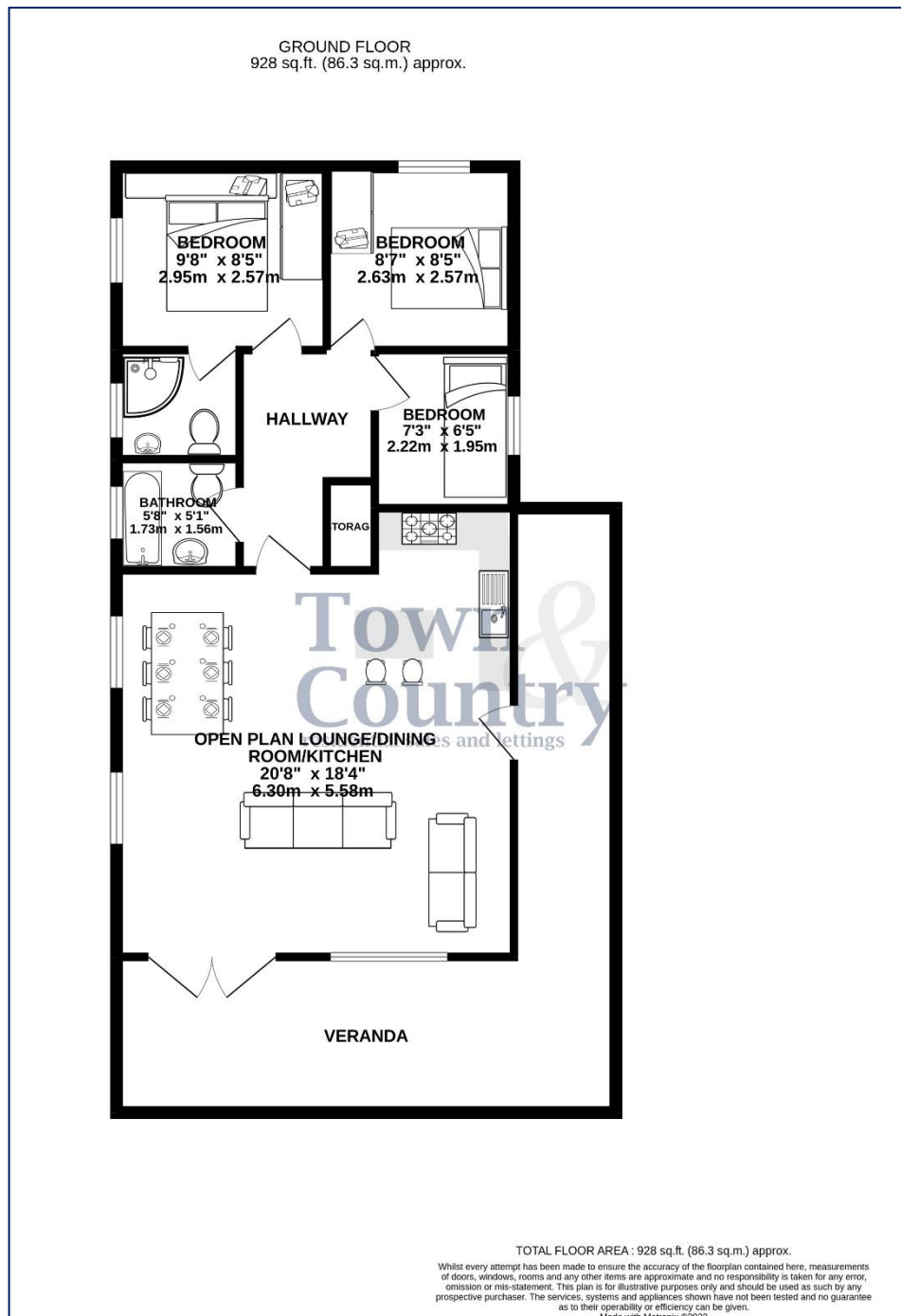
The property has ample off road parking and enjoys gardens to the side and rear which are laid to lawn. there is a patio area to the extreme rear overlooking the creek enjoying unbelievable views, which extends to the private jetty and mooring.











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