

**Flag Hill
GREAT BENTLEY
CO7 8RF
Guide Price £160,000**





- Offered in Immaculate Condition
- Two Double Bedrooms
- En Suite plus Family Bathroom
- LPG Central Heating & Double Glazing
- Off Road Parking at The Property
- Swimming Pool and Gym Facilities
- Access to Colchester and Clacton Towns
- Great Bentley Railway Station is Close By
- River Views From the Living and Decked area
- Viewing is a Must

Being only just over a year old this immaculate Two bedroom park Lodge with En-Suite and dressing room to the principal bedroom, with the second bedroom also being a double.

Also offering spacious lounge with river views to flag creek, fully fitted kitchen with work station island with cupboards and drawers in.

Complimented by a large decked area, again with river view.

LPG gas heating and double glazing.

Bentley Country Park offers an ideal setting offering gym, swimming pool and bar facilities with a regular bus service to to Colchester City and Clacton.

The main station at great Bentley offers a link to London Liverpool Street and a beautiful village green.



The accommodation with approximate room sizes are as follows:

UTILITY/ENTRANCE

8' 1" x 5' 2" (2.46m x 1.57m)

Entrance door, cupboard housing LPG gas fired central heating boiler. Single drainer sink with mixer tap and storage cupboards under, plumbing for washing machine.

LOUNGE

23' 7" x 11' 2" (7.18m x 3.40m)

Vaulted ceiling, wifi speakers, inset spot lights windows to rear and side, radiator TV point, fire place with inset electric fire.

KITCHEN/DINER

17' 3" x 8' 3" (5.25m x 2.51m)

Range of floor to ceiling storage cupboards, fridge/freezer, range of working services with storage cupboards and drawers below, range of eye level cabinets. Inset LPG hob with double oven with microwave over. Integrated dishwasher and washing machine. Free standing island with storage cupboards and drawers. Two windows to side aspect double opening French doors to Decking area over looking the river.

INNER LOBY

7' 0" x 3' 0" (2.13m x 0.91m)

Built in storage cupboard, doors to:

BEDROOM ONE

9' 6" x 9' 2" (2.89m x 2.79m)

Fitted headboard and built in dressing table. Window to side. doors to dressing room with electric light, door to:

EN-SUITE

6' 1" x 5' 5" (1.85m x 1.65m)

Built in shower unit, low level WC and vanity wash hand basin. Window to side, radiator, extractor fan.



BEDROOM TWO

10' 2" x 9' 6" (3.10m x 2.89m)

Window to side, access to loft storage space, radiator. Range of wardrobe cupboards, dressing table unit, fitted head board, tv point.

BATHROOM

6' 8" x 6' 7" (2.03m x 2.01m)

Panelled bath with mixer tap shower hand spray over, low level WC and vanity wash hand basin, extractor fan, electric shaver point.

EXTERIOR

To the front there is a double parking area. To either side of the property there are lawned area which leads down to the river edge.

There is a large decked area with roped edging, there are very rare views over to Flag Creek towards Brightlingsea Harbour.





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