

**Birch Avenue, Great Bentley  
CO7 8LR  
£346,000 Freehold**

**Town & Country**  
residential sales and lettings



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- **FOUR BEDROOM EXTENDED FAMILY HOME**
- **TWO RECEPTION ROOMS**
- **KITCHEN/BREAKFAST ROOM**
- **FAMILY BATHROOM, GROUND FLOOR CLOAKROOM**
- **LARGER THAN AVERAGE SOUTH WESTERLY GARDEN**
- **OFF ROAD PARKING**
- **GARAGE**
- **WALK TO SCHOOL, SHOPS AND STATION**
- **SUPER VILLAGE LOCATION**

\*\*\*Four bedroom extended family home just minutes walk to the local Primary School, village shops and train station\*\*\*

Lovingly cared for and improved by the current owners, this home, is now available for sale after many years of enjoyment! There is room for all the family to grow here, two good sized reception rooms, a newly fitted kitchen/breakfast room which is perfect for busy families to gather, ground floor cloakroom for convenience, plenty of storage space and three large bedrooms along with a study/single bedroom plus a family bathroom, provides plenty of space for everyone.

The real highlight of this home is the larger than average rear garden which faces westerly and captures the afternoon sun.

Off road parking and a garage complete this immaculate home.

\*\*\*\*A great opportunity to purchase a sizeable property in a popular position\*\*\*\*



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE PORCH**

UPVC door leading to Porch. Window to front aspect, door to utility/storage cupboard. Internal door to entrance door.

#### **ENTRANCE HALL**

Storage cupboard, stairs to first floor landing. Doors leading to:

#### **LOUNGE**

14' 11" x 10' 10" (4.54m x 3.30m)

Bright and airy reception room with large window to front aspect.

#### **CLOAKROOM**

Window to side aspect, low level WC, vanity wash hand basin, fully tiled walls.

#### **KITCHEN/BREAKFAST ROOM**

15' 0" x 11' 8" (4.57m x 3.55m)

A fabulous space which has been recently improved and upgraded with the installation of a new kitchen. A large window to the rear overlooking the garden allows the light to flood through making this a perfect space for entertaining and family life. The kitchen has been comprehensively designed with a full range of wall and base units providing lots of storage and workspace together with a feature island ideal for informal dining. Featuring an integrated dishwasher, stainless steel sink drainer with mixer tap, 5 ring hob with extractor above, under counter fitted cooker and a large space for an American Fridge/Freezer which makes this kitchen/breakfast room a super space for the whole family to enjoy. There is also a further handy storage cupboard. The gas boiler is wall mounted for easy access. Door to side leading to the rear garden, door to:

#### **DINING ROOM**

14' 0" x 8' 0" (4.26m x 2.44m)

This further reception room is currently configured as a dining room. A large patio door leads directly onto the rear garden.



#### **FIRST FLOOR LANDING**

A light space with a window to the side aspect at the top of the stairs. Doors leading to the bedrooms and family bathroom.

#### **BEDROOM ONE**

16' 0" x 8' 2" (4.87m x 2.49m)

A sizeable room at the back of the house with plenty of scope to add a dressing area if required. Window to rear aspect. NOTE There is ample space to create a further bedroom easily by adding a studwork wall and dividing this large room into two separate rooms.

#### **BEDROOM TWO**

11' 8" x 10' 11" (3.55m x 3.32m)

Window to rear aspect. A sizeable double bedroom with lots of storage space by way of a bank of fitted wardrobes to one wall.

#### **BEDROOM THREE**

10' 11" x 9' 0" (3.32m x 2.74m)

Another good sized double room with fitted wardrobe and a large window to the front of the property providing plenty of natural light into this room. Access to the loft which fully insulated.

#### **BEDROOM FOUR/STUDY**

8' 6" x 5' 11" (2.59m x 1.80m)

Window to side aspect, storage cupboard/wardrobe. Currently used as an office space.

#### **FAMILY BATHROOM**

8' 11" x 7' 0" (2.72m x 2.13m)

Window to front aspect. Crisp white suite with P-shaped bath with electric shower above. Low level WC, pedestal wash hand basin, fully tiled walls.

### **FRONT GARDEN**

Large lawned front garden with pathway leading to entrance door and side gate.

### **REAR GARDEN**

Larger than the neighbouring properties outside space, the westerly facing garden is a highlight of this family home. Enjoying the sun all afternoon and early evening it is a perfect spot for summer entertaining. Being low maintenance, set mainly with lawn together with a sizeable patio area, this fabulous outside space is just ready to enjoy making it ideal for families with a busy lifestyle. To the side of the property there is a discreet bin store area and gate to the front.

### **UTILITY/STORAGE CUPBOARD**

Plumbing for washing machine/tumble dryer, shelving, electric meter

### **PARKING**

Off road allocated space Garage in block.

### **AGENT'S NOTES**

#### RECENT IMPROVEMENTS TO NOTE

The exterior of the property has been very recently improved and upgraded with superior cladding to the front and side of the property.

Newly installed kitchen.











**Ground Floor**

Floor area 59.3 sq.m. (638 sq.ft.)

**First Floor**

Floor area 49.8 sq.m. (537 sq.ft.)

**Total floor area: 109.1 sq.m. (1,174 sq.ft.)**

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