

**Moors Close, Great Bentley
CO7 8QL
Guide Price £630,000-£650,000
Freehold**

Town & Country
residential sales and lettings



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- **PRIME POSITION WITH VIEWS OVERLOOKING THE VILLAGE GREEN**
- **CHARMING DETACHED FOUR BEDROOM FAMILY HOME**
- **SUBSTANTIAL OPEN PLAN LIVING PERFECT FOR FAMILY LIFE**
- **FORMAL LIVING ROOM**
- **OPEN PLAN KITCHEN/FAMILY ROOM/DINING ROOM**
- **CONSERVATORY**
- **CLOAKROOM, EN SUITE AND FAMILY BATHROOM**
- **GARAGE AND DRIVEWAY**
- **BEAUTIFUL WRAP AROUND GARDEN WITH WORKSHOP AND SUMMER HOUSE**
- **A FEW MINUTES WALK TO TRAIN STATION, SCHOOL AND VILLAGE SHOPS**

A CHARMING FAMILY HOME IN A PRIME POSITION WITH VIEWS OVERLOOKING THE VILLAGE GREEN

Welcome to Mariners — a substantial executive detached family home in one of Great Bentley's most sought-after positions. Set at the end of a quiet no-through road and overlooking the village's renowned 43-acre green, this beautifully presented four-bedroom home offers the space, flexibility and lifestyle that growing families are looking for.

From the moment you arrive, the position is impressive. Inside, the generous accommodation is equally compelling, with a double-aspect lounge capturing the views, a well-planned cooks kitchen with integrated appliances and rangemaster cooker and open-plan to the family room leading into the dining room, with views over the village green, plus a conservatory overlooking the established and well stocked rear gardens.

Upstairs are four generous double bedrooms, including a principal bedroom with En-suite shower room, alongside a spacious family bathroom.

Outside, the garden is every bit as impressive as the house — The west-facing garden area is beautifully maintained and designed for family life and entertaining, with lawn and an array of established planting. A further patio benefits from even more mature planting and privacy hedging, complete with fish pond, vegetable patch and even a hot tub which is available by separate negotiation. A workshop, and two summerhouses add to the appeal. There is also an attached garage which houses a utility area, driveway and additional parking.

The highlight of this home is the village location and all that village life has to offer being Just a few minutes' walk to the mainline railway station, village shops, eateries and local primary school and with easy access to the A133 and A120 road links.

A HOME THAT REALLY NEEDS TO BE SEEN Beautifully finished, exceptionally well maintained and ready for its next family, Mariners offers a rare combination of position, views, space and convenience. Homes overlooking Great Bentley Green rarely come to market in this position. PREPARE TO BE IMPRESSED



The accommodation with approximate room sizes are as follows:

PORCH

ENTRANCE HALL

LIVING ROOM

22' 0" x 13' 1" (6.70m x 3.98m)

KITCHEN/BREAKFAST ROOM

24' 2" x 10' 9" (7.36m x 3.27m)

DINING ROOM

11' 1" x 10' 10" (3.38m x 3.30m)

CONSERVATORY

20' 1" x 12' 6" (6.12m x 3.81m)

CLOAKROOM



FIRST FLOOR LANDING

PRINCIPAL BEDROOM

15' 1" x 10' 9" (4.59m x 3.27m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

13' 1" x 10' 9" (3.98m x 3.27m)

BEDROOM THREE

13' 1" x 10' 10" (3.98m x 3.30m)

BEDROOM FOUR

15' 1" x 10' 10" (4.59m x 3.30m)

FAMILY BATHROOM

8' 8" x 5' 8" (2.64m x 1.73m)

EXTERIOR

DOUBLE GARAGE

21' 2" x 18' 9" (6.45m x 5.71m)

WORKSHOP

13' 1" x 10' 0" (3.98m x 3.05m)

STORAGE

9' 0" x 8' 6" (2.74m x 2.59m)

HOT TUB ROOM

9' 10" x 9' 10" (2.99m x 2.99m)

AGENT'S NOTES

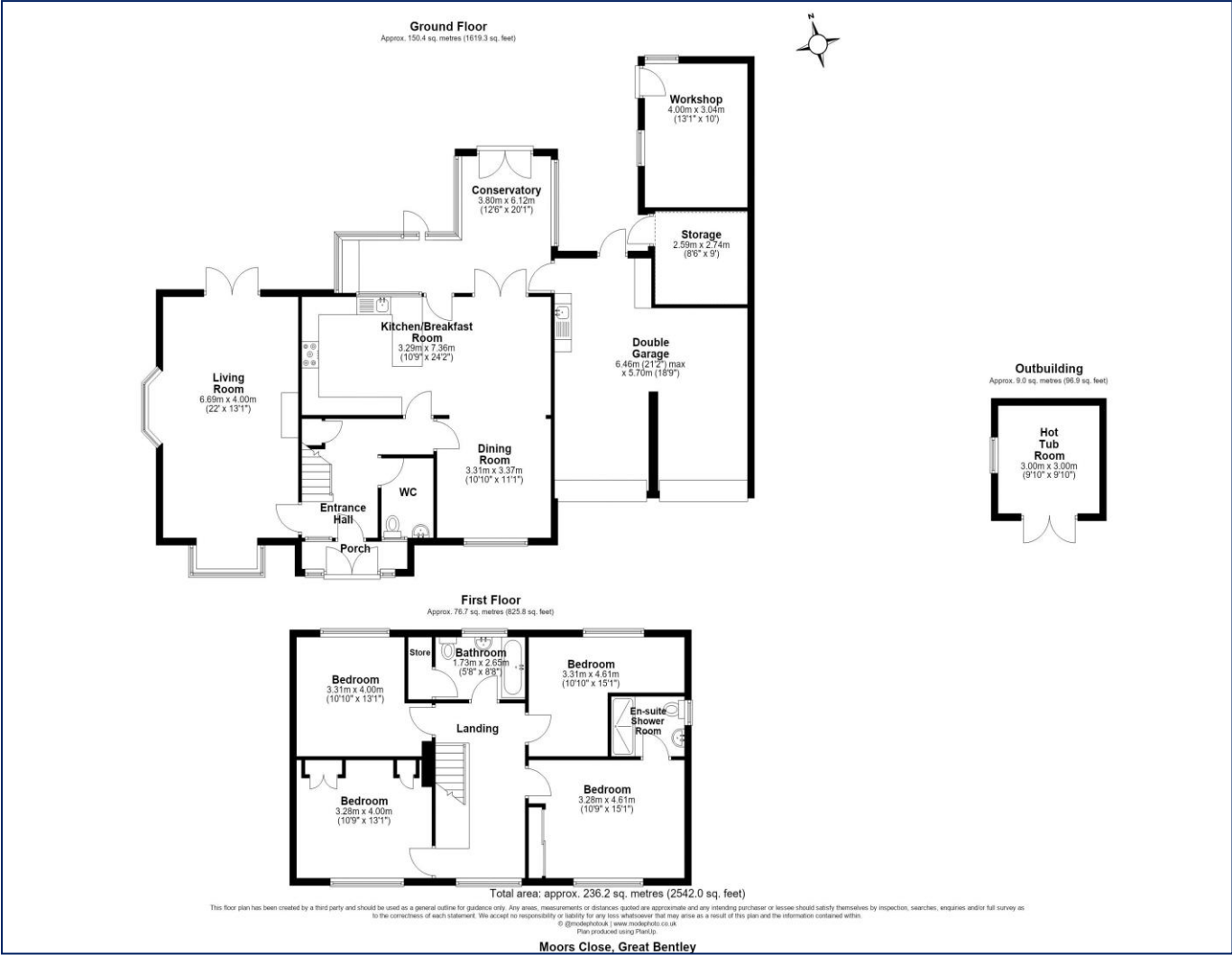
The Vendor has advised that the property benefits from:

- Solar panels which provides some electric and hot water
- Hive heating system
- The loft has a loft ladder, is boarded and has electric
- Gas mains heating
- Patmore filtered water system located in the conservatory
- Boiling hot water tap in the kitchen









Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.