

# DURDEN & HUNT

INTERNATIONAL



## Ufford Chase, Great Bentley CO7

£489,950

- Chain Free
- Garage And Off Road Parking
- Downstairs WC And Utility Room
- Excellent Transport Links
- Patio And Lawn Garden
- Primary Bedroom With En Suite
- Four Bedroom Detached Home
- Integrated Indesit Kitchen Appliances
- Further Selection Of New Build Properties





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Council Tax Band: E



Discover an exclusive selection of brand new three and four bedroom homes in the charming countryside village of Great Bentley. These stylish new builds offer excellent links to Colchester and London Liverpool Street, and come with the added benefit of no onward chain.

This thoughtfully designed home could be perfect for modern families seeking space, comfort, and convenience.

At its heart is a spacious open plan kitchen and dining area, complete with a central island, integrated Indesit appliances, and French doors leading to a private garden with patio and lawn, ideal for outdoor dining or relaxing in the sunshine. A separate utility room with garden access adds everyday practicality.

The inviting sitting room offers a comfortable retreat for family time, while a downstairs WC, built in storage, and an integrated garage enhance day to day living.

Upstairs, the primary bedroom provides a peaceful retreat with its own en suite and fitted wardrobe. Three further bedrooms and a sleek family bathroom offer flexibility for growing families, guests, or a home office.

Outside, the property benefits from off road parking and a patio and lawned garden, bringing together everything you need for modern, easy living.

Disclaimer: Please note that the images shown are taken from the show home and are for illustrative purposes only. Layouts, finishes, and fixtures may vary between individual plots. While the specification is correct at the time of writing, it may be subject to change depending on material availability.

Please contact our team today to register your interest. A range of three and four bedroom properties are still available, and an internal viewing is highly recommended to fully appreciate the quality and finish.

Located in the sought after village of Great Bentley, this development offers an appealing mix of countryside charm and modern convenience. Great Bentley features one of the largest village greens in England, covering over 43 acres and offering a spacious setting for recreation and community events. The village benefits from direct train services to London Liverpool Street and convenient access to Colchester, making it ideal for

commuters. A good range of amenities, including independent shops, pubs, cafés, and services, are available locally and in nearby towns. The coast is also within easy reach, with Frinton, Walton, and Clacton just a drive away.

Contact Durden & Hunt for a viewing!

Council Band E Tendring

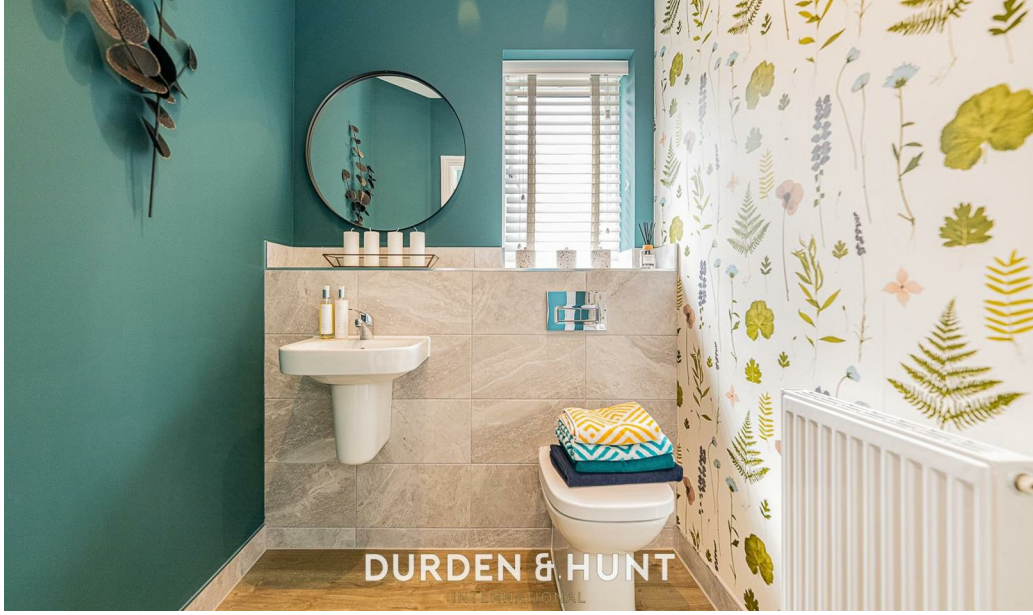
EPC Rating B

We are advised there will be an annual service charge of approximately £231.48 for this property, buyers are advised to obtain their own verification.

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.

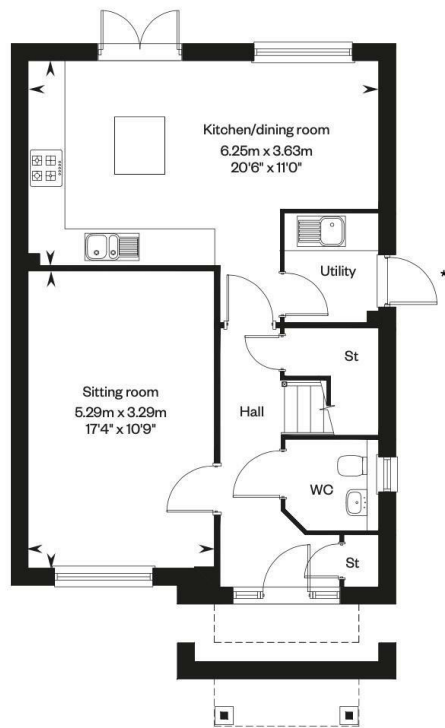




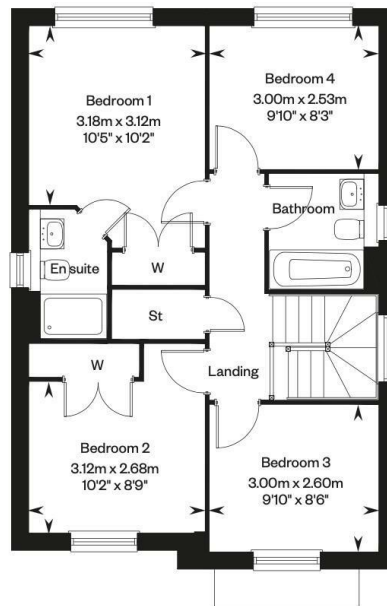








Ground floor



First floor

