



- Detached Family Home
- Generous Plot With South Facing Rear Garden
- Annex Potential
- Ample Off Road Parking & Double Garage
- Four Double Bedrooms
- First Floor Family Bathroom, Ground Floor Shower Room & WC
- Orangery With Roof Lantern
- Dining Room, Media Room, Snug & Home Office
- High Specification Throughout
- Offered For Sale With No Onward Chain

## Ketchican, Salmons Lane, Thorrington, Colchester, Essex. CO7 8HQ.

This stunning detached property which is accessed via a private lane sits on approximately 0.4 of an acre. Offering a high specification and having been extended by the current owners to offer further stylish accommodation, along with versatile living and annex potential. Highlights include, kitchen and utility, with Miele appliances, five reception rooms, WC, ground floor shower room, along with luxury features such as bi-folding doors, roof lantern, underfloor heating and vaulted ceilings. To the first floor there are four double bedrooms and a family bathroom. The exterior plot is secluded and offers stunning countryside views with a south facing rear garden and patio area. Positioned minutes drive from Great Bentley with its mainline station and good local amenities along with countryside walks on your doorstep. Offered for sale with no onward chain, viewing highly advised to fully appreciate what is on offer.





# Property Details.

## Ground Floor

### Entrance Hall

Bespoke Oak door, understairs storage, radiator, parquet flooring.

### WC

Double glazed obscure window to front, radiator, tiled floor, low level WC, vanity wash basin.

### Home Office

15' 4" x 9' 9" max. (4.67m x 2.97m) Double glazed window to side, parquet flooring and French doors opening onto the rear garden, built storage.

### Media Room



17' 2" x 16' 4" (5.23m x 4.98m) Vaulted ceiling with Velux windows, double glazed window to front and side, oak flooring, underfloor heating, wall lights.

### Kitchen



14' 11" x 12' 8" (4.55m x 3.86m) Two double glazed windows to front, inset spot lights, radiator, tiled floor, a range of base units and drawers with quartz inset double butler sink, integrated Miele appliances (American style fridge/freezer, double oven, five ring gas hob, dishwasher).

### Utility

15' 2" x 6' 7" (4.62m x 2.01m) Double glazed window to rear, radiator, tiled floor, Inset spotlights, quartz worktop, inset butler sink, range of base units, the current owners are happy to include the white goods: Miele washing machine, Miele tumble dryer.

### Lobby

Tiled floor, underfloor heating, loft access, double glazed door to rear garden.

### Snug



16' 2" into recess x 13' 0" (4.93m x 3.96m) Double glazed window to rear, parquet flooring, gas fireplace, radiator.

### Shower Room

Double glazed obscure window to rear, tiled floor, inset spot lights, under floor heating, walk-in shower, wall mounted wash basin, WC.

### Dining Room



11' 11" x 9' 8" (3.63m x 2.95m) Double glazed window to side, inset spot lights, parquet flooring, radiator, open plan into:

# Property Details.

## Orangery



18' 1" x 12' 9" (5.51m x 3.89m) Vaulted glazed ceiling with roof lantern, inset spotlights, tiled floor, underfloor heating, double glazed windows to rear and sides, bi-folding doors opening onto the rear garden.

## First Floor

### Landing

Double glazed window to front, oak flooring, airing cupboard, loft hatch (the loft is boarded, insulated and houses the boiler).

### Bedroom



17' 7" x 10' 0" (5.36m x 3.05m) Double glazed window to rear and side, radiator, wood flooring, built-in double wardrobe, radiator.

### Bedroom

13' 0" x 10' 02" (3.96m x 3.10m) Double glazed window to rear, wood flooring, built-in double wardrobe, radiator.

### Bedroom

12' 6" x 12' 11" (3.42m x 3.94m) Double glazed window to rear, built-in wardrobe, wood flooring, radiator.

### Bedroom

11' 4" x 11' 3" (3.45m x 3.43m) Two double glazed windows to front, built-in double wardrobe, wood flooring, radiator.

## Family Bathroom



Two double glazed obscure windows to front, two heated towel rails, tiled floor, inset spotlights, low level WC, vanity wash hand basin, bath and double length walk in shower.

## Outside

### Off Road Parking & Double Garage

Off road parking for several vehicles via the block paved driveway, leading to the double detached garage. Detached double garage 23'7 x 22' with electric door, roof storage, power and light. Offering potential to be split for additional use of a workshop or working from home space.

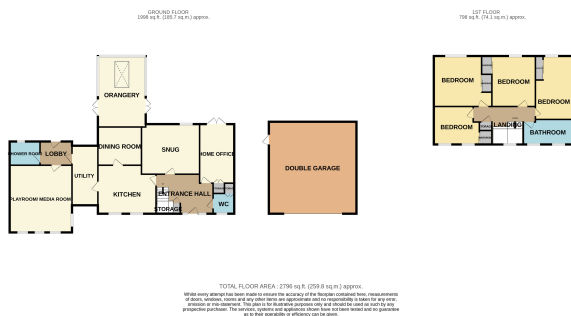
### Rear Garden



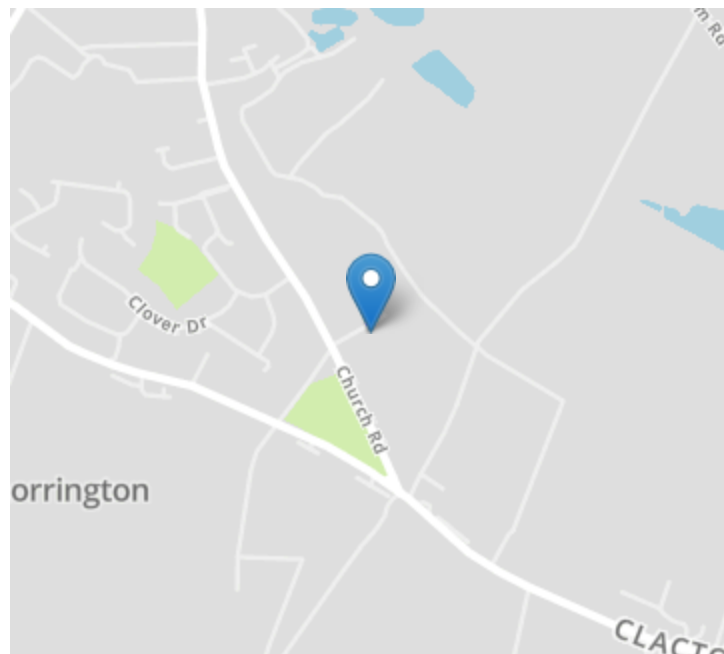
A mature wrap around plot at approximately 0.4 of an acre, retained by fencing and trees and low level fencing offering beautiful countryside views, mainly laid to lawn with patio areas. The garden is south facing, also includes mature shrubs.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.