



- Outstanding Views
- Garden Room/Studio
- Spacious Accommodation
- Village Location
- Three Bedrooms
- Two Reception Rooms
- Refurbished And Improved
- Great Garden

## Church View, Clacton Road, Thorrington, Colchester, Essex. CO7 8ET.

GUIDE PRICE £400,000 to £420,000 Offering beautiful rolling countryside views is this wonderfully refurbished detached property within the popular village of Thorrington just East of Colchester. Stylishly refitted throughout with spacious accommodation to include three bedrooms, potential en-suite, dining room with field and church views, living room with multi fuel burner, modern kitchen, bathroom, utility room, tandem two car garage, parking and amazing garden backing onto open fields with a brilliant garden room. This property has undergone a program of refurbishment to include, new boiler and gas heating system, rewiring, replumbed, double glazing, new kitchen and bathroom, high speed fibre broadband, south-facing garden, Clacton and Colchester bus routes, excellent dog walks and more call for further details. Free home to school transport is allocated by Essex County Council to the Colne school.





# Property Details.

## All accommodation on one level

### Entrance Hall

Wood flooring and glazed door to

### Hallway



Wood flooring, radiator and doors leading to.

### Bedroom



14' 5" x 12' 8" (4.39m x 3.86m) Window to front, radiator, solid oak flooring, walk in wardrobe.

### Bedroom

9' 7" x 9' 4" (2.92m x 2.84m) Window to front, radiator.

### Utility Room

Window to side, door to side, wood flooring, space and plumbing for washing machine, tumble dryer and freezer, fitted cupboards and shelving.

### Bathroom



Window to side, metro tiling, panel bath with eclectic shower over, heated towel rail, tiled floor, pedestal wash hand basin, close coupled WC, airing cupboard.

### Kitchen



13' 11" x 11' 0" (4.24m x 3.35m) Window to rear with amazing views over the garden and fields beyond, door to rear garden, tiled floor, a contemporary range of fitted units and drawers with square edge worktops over, inset sink and drainer, twin ovens, five ring gas hob with extractor over, fitted microwave, space for dishwasher, integrated fridge, matching eye level units with under pelmet lighting, tiled splashbacks.



# Property Details.

## Living Room



18' 9" x 13' 2" (5.71m x 4.01m) French doors to garden, multi fuel burner with hearth and wood mantel over, built in bookcase, storage cupboard and media wall, radiator, door to dining room.

## Dining Room



16' 5" x 11' 5" (5.00m x 3.48m) Window to side with field views rolling down to the church, radiator, fitted cupboard, wood flooring, door to.

## Master Bedroom



22' 6" x 14' 2" (6.86m x 4.32m) French doors to rear, fitted wardrobe, storage cupboard, fitted storage wall, radiator, wood flooring, door to.

## En- Suite WC

With window to side, close coupled WC, lined out ready to be fitted out with a full en-suite.

## Outside

### Rear Garden



Mainly laid to lawn with various shrubs, plants and trees, patio area, post and rail fence to rear giving countryside views, bin store, wood store, shed, store room and the amazing garden room/studio with power and light connected, window to rear overlooking fields.

## Garage

Electric Roller shut door to front, tandem two car garage space.

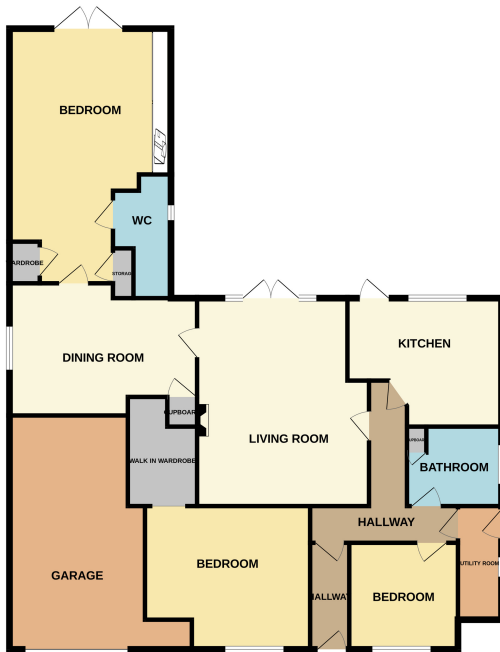
## Parking

Block paved frontage providing parking for two vehicles.

# Property Details.

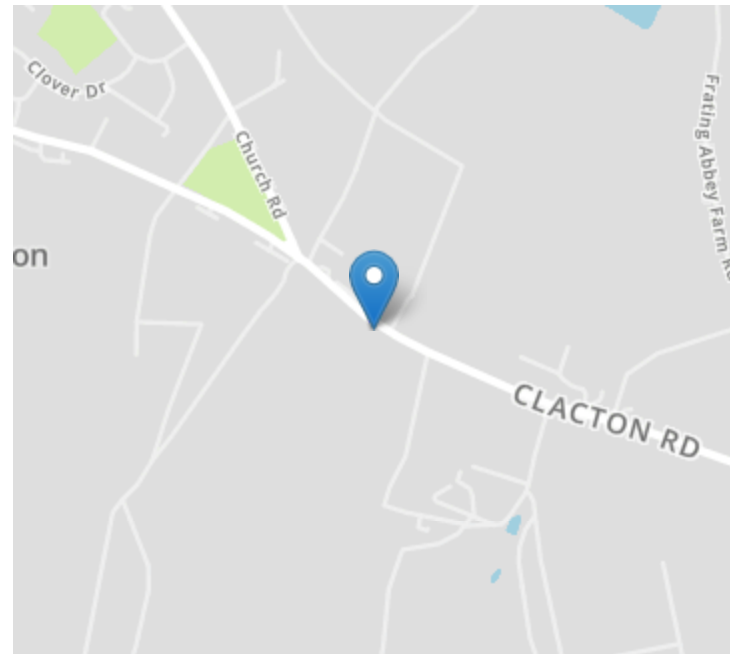
## Floorplans

GROUND FLOOR  
1673 sq.ft. (155.4 sq.m.) approx.



TOTAL FLOOR AREA: 1673 sq.ft. (155.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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.