



- Semi Detached Bungalow
- Ample Off Road Parking
- Three Bedrooms
- Modern Kitchen
- Log Burner
- Generous Rear Garden
- Open Plan Living
- No Onward Chain

## 2 Church Road, Thorrington, Colchester, Essex. CO7 8HH.

A charming and spacious three bedroom semi detached bungalow with farmland views located in the popular village of Thorrington with excellent access to the A12/A120 and train stations at nearby villages Great Bentley, Alresford and Wivenhoe. Having been extended this property now offers three bedrooms, en-suite, modern kitchen/diner, spacious lounge with log burner, family bathroom, generous rear garden, and ample off road parking, backing onto farmland and ample off road parking.





# Property Details.

## Living Accommodation

### Entrance Hall

Composite front door, inset mat, radiator, inset spot lights, loft access and doors to,

### Bedroom Three



7' 5" x 6' 3" (2.26m x 1.91m) With window to front and radiator.

### Family Bathroom



With obscure window to side, radiator, tiled floor, panelled bath with screen and shower over, wash hand basin, close coupled WC, airing cupboard.

### Bedroom Two



11' 4" x 10' 7" (3.45m x 3.23m) With two windows to front, three built in storage cupboards, radiator.

### Bedroom One



10' 11" x 9' 4" (3.33m x 2.84m) With Velux window, radiator, open to en-suite.

# Property Details.

## En Suite



With wash hand basin, heated towel rail, shower cubicle, extractor, tiled floor and part tiled walls.

## Kitchen



19' 1" x 11' 0" (5.82m x 3.35m) With window and door to side, tiled floor, inset spot lights, a modern kitchen including a range of eye level and base units with drawers and oak worktops over, tiled splash back, inset sink, gas range cooker, cooker hood, space for American fridge/freezer and washing machine.

## Diner

7' 3" x 6' 01" (2.21m x 1.85m) Tiled floor, radiator, open plan onto the kitchen.

## Lounge



19' 1" x 10' 5" (5.82m x 3.17m) With French door and window to rear, radiator, log burner, open plan onto dining room.

## Outside

### Rear Garden



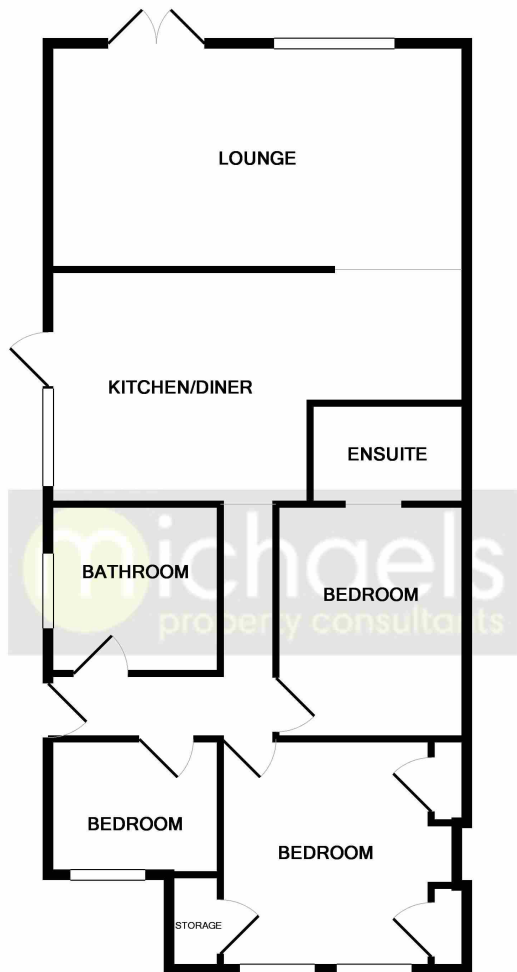
A very good sized rear garden enclosed by fencing with gated side access, mostly lawn with 2x garden sheds, patio and decking area, offering farmland views.

### Driveway

Block paved providing off road parking, gated side access to the driveway.

# Property Details.

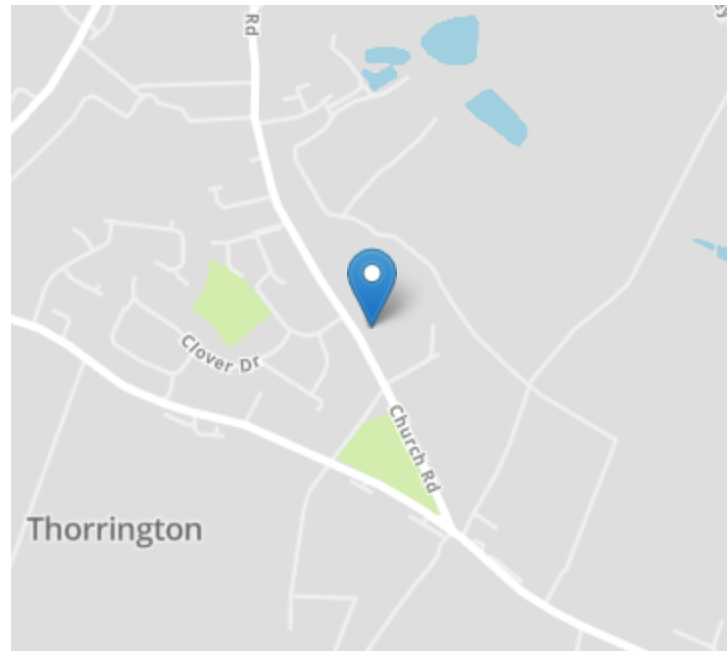
## Floorplans



TOTAL APPROX. FLOOR AREA 798 SQ.FT. (74.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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.