



- Semi Detached
- No Chain
- Off Road Parking
- Lounge / Diner
- Two Bedrooms
- Garden
- Potential to Extend (stpp)

2 Hazel Close, Thorrington, Colchester, Essex. CO7 8HJ.

A well positioned two bedroom semi detached house, is ideal for a family looking for a village lifestyle. Located in the popular village of Thorrington this property offers superb access to the A12/A120, a local village shop a reputable pub and a good infant and primary school. This property would also suit anyone who is commutes, as its neighbouring villages such as Alresford, Great Bentley, and Wivenhoe offer easy access via train stations back into London. The property itself features a spacious Lounge/dining room, a good size kitchen, ground floor cloakroom, two double bedrooms, and family bathroom upstairs. Outside it benefits from ample off road parking for several Vehicles, detached garage and attached a purpose built shed, both with full power connected to them. For a growing family the property also has the ability to be extended considerably (Subject to planning permission.) Early viewings are strongly advised.



Property Details.

Ground Floor

Entrance Hall

Laminate wood flooring, radiator, stairs up and doors to

Lounge/Dining Room



12' 4" x 24' 10" (3.76m x 7.57m) An L shaped room with windows to front and rear, space for working a working fire place, two radiators, and TV points.

Cloakroom

5' 2" x 2' 6" (1.57m x 0.76m) Window to side, laminate flooring, WC, wash hand basin.

Kitchen



10' 5" x 9' 11" (3.17m x 3.02m) Window to rear, door leading to garden, laminate flooring, electric oven, hob, stainless steel inset sink, space for fridge, a range of fitted units and drawers with worktops over, radiator.

First Floor

Landing

8' 1" x 4' 5" (2.46m x 1.35m) window to side, loft access, cupboard, and doors to.

Bedroom One



15' 1" x 9' 0" (4.60m x 2.74m) window to front, radiator, space for free standing wardrobes.

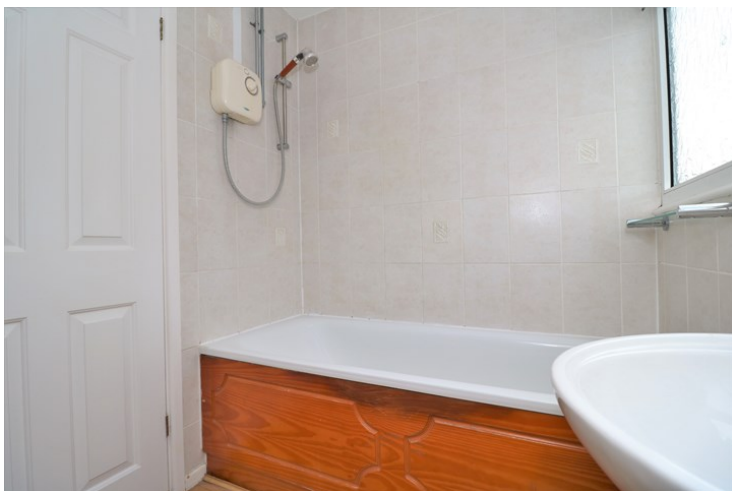
Property Details.

Bedroom Two



10' 2" x 10' 1" (3.10m x 3.07m) window to rear, radiator, airing cupboard.

Bathroom



8' 0" x 5' 5" (2.44m x 1.65m) Window to rear, panelled bath with overhead electric shower, WC, wash hand basin.

Outside

Garden

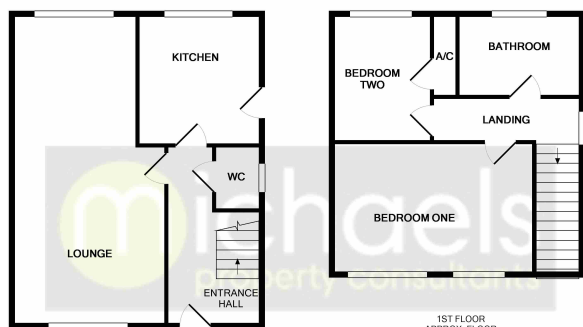


To the front of the property there is an attractive front garden and a blocked paved driveway which leads to the garage.

The rear garden has a small section which is laid to lawn, the rest offers a blank canvass perfect for a keen gardener to put their stamp on. There is full power to both the garage and purpose built brick shed.

Property Details.

Floorplans



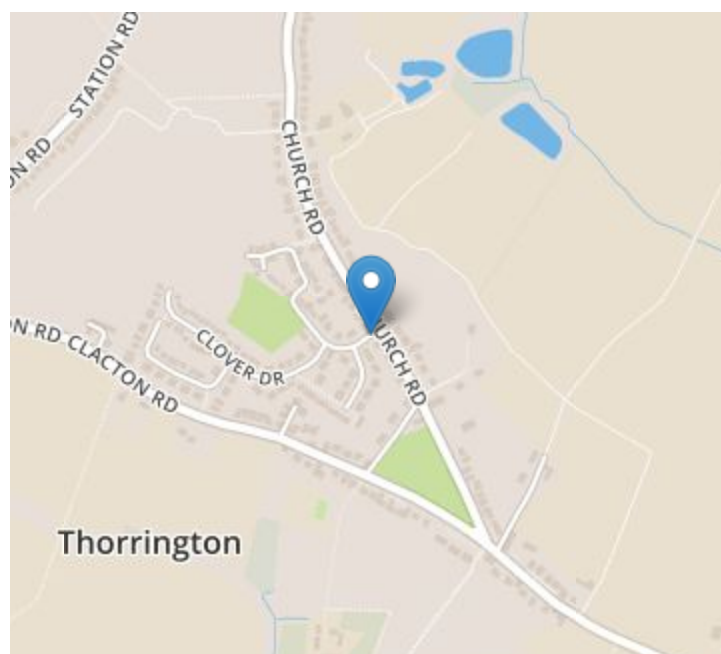
GROUND FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.5 SQ.M.)

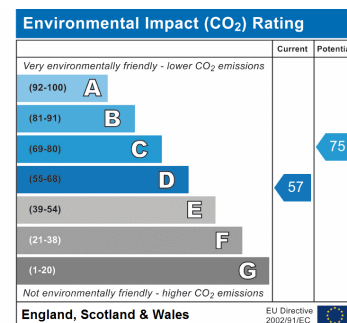
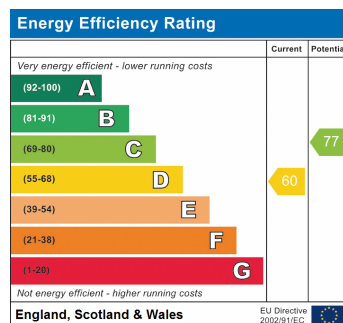
TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.6 SQ.M.)

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.