



- Detached Family Home
- Four Bedrooms
- Two En Suites
- Generous South Facing Rear Garden
- Recently Modernised By The Current Owner
- Two Reception Rooms
- 19ft Kitchen/Diner
- Garage & Parking
- Utility

## Harwood House, Clacton Road, Thorrington, Colchester, Essex. CO7 8EY

A wonderful four bedroom detached family home that has been tastefully modernised by the current owners to a high specification. This spacious and well planned detached family home is ideal for a growing family, offering fantastic living accommodation on a generous size plot. Positioned in this sought after village location to the east of Colchester, benefiting from scenic walking routes. Including four bedrooms, two en-suites, family bathroom, lounge, dining room, cloakroom, large family kitchen/diner, utility, garage, parking and south facing garden. Early viewings highly advised to secure this property.



# Property Details.

## Ground Floor

### Entrance Hall

Front door opening onto the hall way, stairs to first floor and storage cupboard under, smoke alarm, doors to.

### Cloakroom

Obscured window to front, low level WC, wall mounted vanity unit, radiator, tiled floor.

### Dining Room



12' 4" x 11' 3" (3.76m x 3.43m) Double glazed bay fronted window to front, radiator. Currently being used as a play room.

### Lounge



19' 0" x 12' 6" (5.79m x 3.81m) Double glazed window to side, patio door to rear, two radiators, TV point.

## Kitchen/Breakfast Room



19' 1" x 11' 8" (5.82m x 3.56m) Double glazed window to rear over looking the garden, radiator, inset spot lights, a range of fitted units and drawers with laminate worktops over, inset sink and drainer, matching eye level units, cooker, hob, extractor, breakfast bar area, door to utility room.

### Utility Room

8' 10" x 5' 11" (2.69m x 1.80m) Double glazed window and UPVC door to rear garden, door to garage, fitted units and worktops, inset sink, space for washing machine. Wall mounted boiler.

## First Floor

### Landing

Double glazed window to side, loft access ( the loft is insulated. part boarded and power), airing cupboard and doors to.

### Bedroom One



12' 3" x 10' 10" (3.73m x 3.30m) Two double glazed windows to rear, radiator, fitted wardrobes, panelled feature wall door to en-suite.

# Property Details.

## EnSuite



Double glazed window to rear, towel rail, tiled floor and walls, shower enclosure with herringbone wall mounted tiled splash back, low level WC, vanity basin, radiator.

## Bedroom Two



13' 0" x 10' 2" (3.96m x 3.10m) Double glazed window to side, radiator, fitted wardrobes, door to en-suite.

## En-Suite

Window to rear, panel bath, pedestal wash hand basin, close coupled WC, radiator, tiled splashbacks.

## Bedroom Three



11' 4" x 11' 0" (3.45m x 3.35m) Window to front, radiator, window to side, wardrobe space.

## Bedroom Four

8' 9" x 7' 8" (2.67m x 2.34m) Window to side and radiator.

## Bathroom

Double glazed Window to front, tiled floor, half tiled walls, panel bath with over head shower, low level WC, wash hand basin.

## Rear Garden



A generous sized south facing rear garden, benefiting from well established lawn area and mature trees, patio, shed and enclosed by panel fencing and hedging, double aspect side access to the front of the property.

## Garage

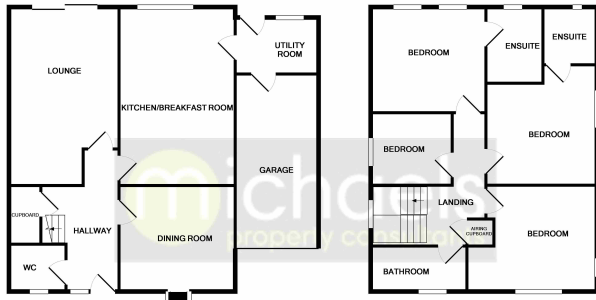
Up and over door to front, the garage is also integral to the property by a door opening onto utility room, power and light connected.

## Front and Parking

Stoned drive way with brick boarder parking for several cars, retained by dwarf wall with various shrubs. The owners have also had a bespoke gate made that can have electric sensors added.

# Property Details.

## Floorplans

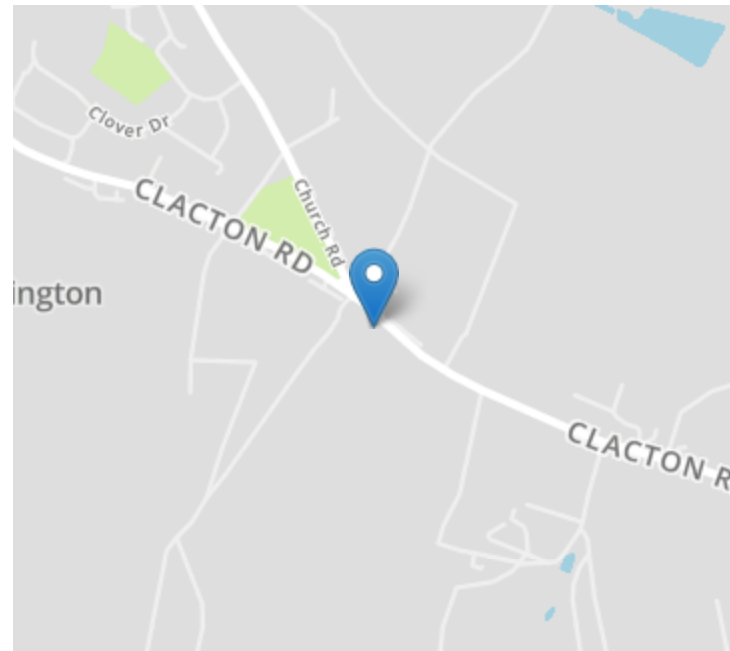


GROUND FLOOR  
APPROX. FLOOR  
AREA 852 SQ.FT.  
(88.8 SQ.M.)

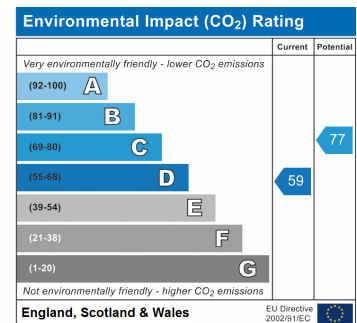
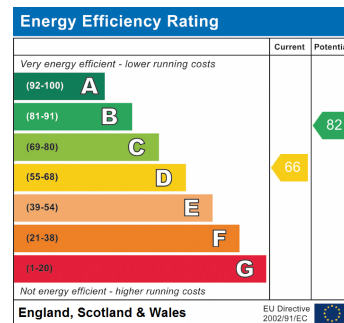
1ST FLOOR  
APPROX. FLOOR  
AREA 738 SQ.FT.  
(68.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1592 SQ.FT. (157.2 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements, of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. This document requires and requires that it is not to be relied upon and no guarantee as to their accuracy 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.