



- Quiet Cul De Sac Position
- Off Road Parking & Garage
- Well Presented And Modern Throughout
- Open Plan Living Accommodation
- Modern Shower And Kitchen

## 10 Honeysuckle Way, Thorrington, Colchester, Essex. CO7 8HW.

Positioned at the end of a quiet cul-de-sac is this incredibly well presented semi detached bungalow. Located in the peaceful village of Thorrington, this bungalow offers any owner the opportunity be able to walk to a village shop, bus stops, local park and be within just a short drive of the neighbouring village's train stations such as Great Bentley, Alresford and Wivenhoe. All of these stations are links back into London Liverpool Street. Internally this property has been very well altered and upgraded by its current owners. They have created a stylish open plan living accommodation, and an extra room. Some of the other highlights are three bedrooms, two of which are doubles, newly fitted and modern shower room, off road parking for several vehicles and a garage. To fully appreciate everything this property has to offer, call now to arrange a viewing.





# Property Details.

## Ground Floor

### Porch

3' 9" x 8' 10" (1.14m x 2.69m) Windows, and opening to;

### Hallway

3' 9" x 11' 8" (1.14m x 3.56m) Radiator, loft access and doors to;

### Living Room/Kitchen/Dining room



23' 7" x 13' 1" (7.19m x 3.99m) Windows and two sets of French doors to rear, radiators, feature tiled fire place and mantle piece.

Kitchen: Range of eye and low level fitted units with work surface over, inset sink, built in single oven with gas hob and extractor hood over, space for free standing fridge/freezer, washing machine, and dish washer.

## Bedroom One



10' 7" x 11' 5" (3.23m x 3.48m) Window to rear, radiator, space for free standing wardrobe.

## Bedroom Two



11' 8" x 9' 6" (3.56m x 2.90m) Window to front, radiator.

# Property Details.

## Study/Spare Room



11' 5" x 7' 3" (3.48m x 2.21m) Electric Velux window, radiator.

## Shower Room



6' 4" x 8' 3" (1.93m x 2.51m) Window to side, radiator, fully tiled, walk in double shower, W/C and wash hand basin with vanity sink unit.

## Outside

### Garden



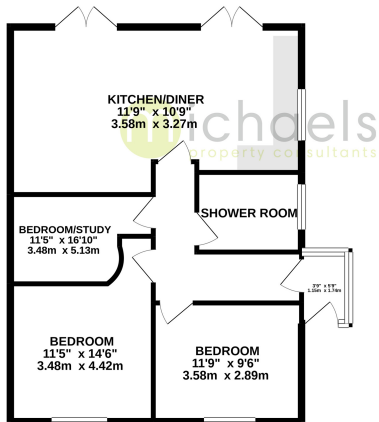
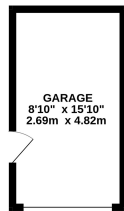
The space outside has been very well looked after by its owners. Its fully enclosed by wood fencing and has a side gate allowing access out of the garden. Its mostly been laid to lawn, although there are sections that have been slabbed creating a patio area perfect for and out seating arrangement. At the front of the property there is off road parking for 3/4 vehicles.

Garage: 8' 9" x 13' 0" (2.67m x 3.96m) The garage has a side door from the garden, full power and lighting.

# Property Details.

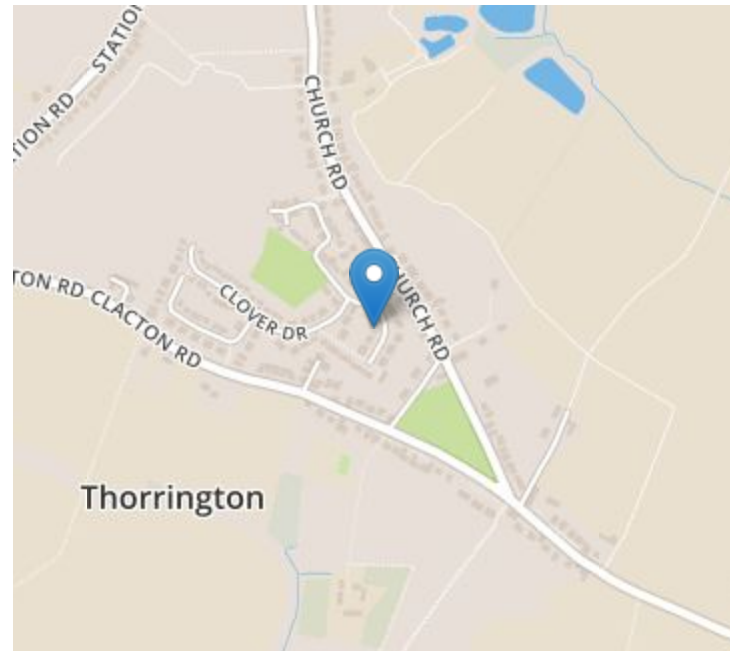
## Floorplans

GROUND FLOOR  
895 sq. ft. (83.1 sq. m.) approx.

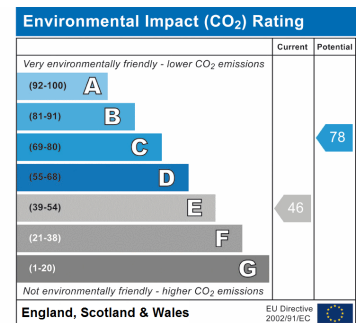
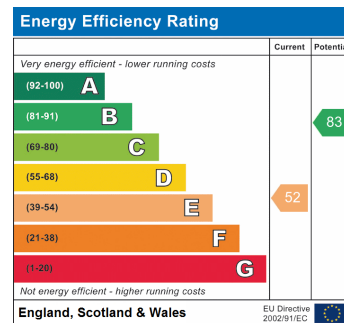


TOTAL FLOOR AREA: 753sq. ft. (70.0 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan 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.