



- Three Bedrooms
- Semi Detached Bungalow
- Off Road Parking & Garage
- Well Maintained And Presented Throughout
- Modern kitchen & bathroom
- Quiet Cul De Sac Location
- Close To Schools & Shops
- Fast Train Links

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

Positioned along 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 loved by its current owners. They have created stylish accommodation throughout. Some of the main highlights are three bedrooms, off road parking for several vehicles and a garage as well as a beautiful private rear garden.



# Property Details.

## Ground Floor

### Hallway

4' 10" x 21' 2" (1.47m x 6.45m) Radiator, loft access and doors to;

### Bedroom One



9' 11" x 14' 7" (3.02m x 4.45m) Window to front, radiator, built in wardrobe.

### Bedroom Two



7' 8" x 9' 9" (2.34m x 2.97m) Window to side, radiator.

## Bedroom Three



7' 2" x 9' 10" (2.18m x 3.00m) Window to front, radiator.

## Living/Dining Room



16' 10" x 9' 11" (5.13m x 3.02m) Sliding patio doors to rear, radiators, log burner.

# Property Details.

## Kitchen



11' 9" x 10' 9" (3.58m x 3.28m) Window to side, single door out to garden, range of eye and low level fitted units with work surface over, inset sink, space for free standing fridge/freezer, washing machine and tumble dryer, access to boiler, and storage cupboard, inset spot lighting electric single oven with hob and extractor over.

## Bathroom



Window to side, fully tiled suite, heated towel rail, wash hand basin, W/C, panelled bath with shower head over, access to airing cupboard.

## Outside

### Garden



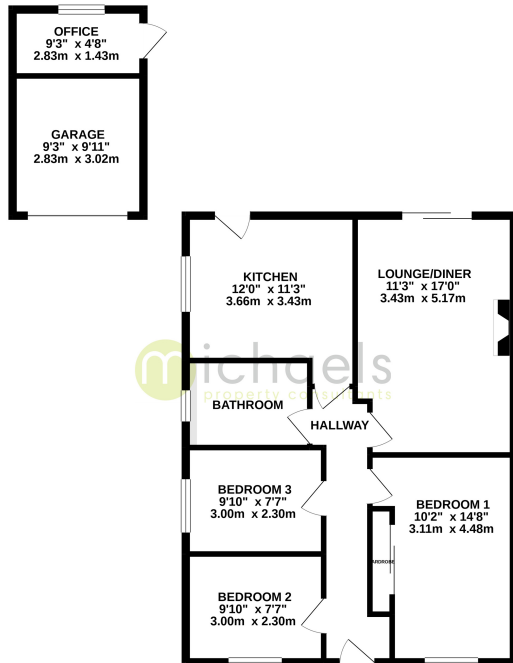
The space outside has been very well looked after by its owners. Its fully enclosed by wood fencing and has a side gate allowing access out of the garden. Its mostly been laid to lawn, although there are sections that have been slabbed creating a patio area perfect for and out seating arrangement. At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

The garage has a side door from the garden, full power and lighting. The owners have partitioned a small section of the garage off to create a useable home office space.

# Property Details.

## Floorplans

GROUND FLOOR  
867 sq.ft. (80.6 sq.m.) approx.



TOTAL FLOOR AREA: 764sq.ft. (71.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 location, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan v10.02.

## 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.