



- Semi Rural Position
- Approaching 1/4 Acre Plot
- Secluded Garden
- Double Garage/Workshop
- Ample Off Road Parking
- Detached Chalet Style Home
- Beautifully Presented And Upgraded
- Three / Four Bedrooms

## The Oaks, Tenpenny Hill, Thorrington, Colchester, Essex. CO7 8JB.

Guide Price £400,000 to £420,000. An incredible detached chalet style home sitting in a secluded plot approaching 1/4 acre and offering beautifully presented accommodation throughout. The Oaks is situated on Tenpenny Hill within the village of Thorrington which in turn offers good local amenities and simple access to train stations at Great Bentley and Alresford with links to London Liverpool Street. With ample parking, generous gardens, double garage/workshop, stylish kitchen and living room, two bedrooms on the first floor and master bedroom on the ground floor alongside a further room which can be a reception or further bedroom, family bathroom and garden room.



# Property Details.

## Ground Floor

### Entrance Hall

Wood effect flooring, stairs rising to first floor with study space under and doors to.

### Living Room



17' 10" x 13' 0" (5.44m x 3.96m) Large box bay window to front, two radiators, brick fireplace with space for log burning stove, open to.

### Kitchen/Diner



14' 8" x 16' 7" (4.47m x 5.05m) Door to side, two windows to side, patio doors to garden room, wood effect flooring, feature wood panelled wall, radiator, storage cupboard, wonderful kitchen pantry cupboard with lighting, a range of shaker style kitchen units with square edge worktops over, inset sink and drainer, inset glass hob, electric oven, integrated fridge/freezer, integrated dish washer, integrated washing machine, tiled splash backs.

## Garden Room



9' 5" x 6' 9" (2.87m x 2.06m) Brick plinth and crittall construction with doors to garden, wood effect floor and radiator.

### Bedroom Four/Study

11' 2" x 11' 2" (3.40m x 3.40m) Window to front, radiator, part panelled walls.

### Bedroom One



12' 9" x 11' 7" (3.89m x 3.53m) Window to rear, radiator, wood effect flooring open to.

# Property Details.

## Dressing Room



6' 6" x 5' 0" (1.98m x 1.52m) Small window to side, wood effect flooring, storage.

## Bathroom



Window to rear, tiled floor, heated towel rail, P shape bath with screen and shower over, vanity storage units with ceramic bowl over, close couple WC, tiled wall, extractor.

## First Floor

### Landing

Velux window and doors to.

### Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m) Two Velux windows, radiator and door to store room.

### Bedroom Three

11' 9" x 11' 3" (3.58m x 3.43m) An L shape room with window to side, velux window to rear, radiator.

## Outside

### Front Driveway and Garden

A generous driveway providing ample off road parking, lawn and shrubs to front with fencing, vehicle access to side of property.

### Rear Garden



The total plot is approaching 1/4 of an acre giving a generous rear garden with patio area, hard standing area, summer house, various shrubs and plants, further area to the rear of the garage.

### Double Garage/Workshop

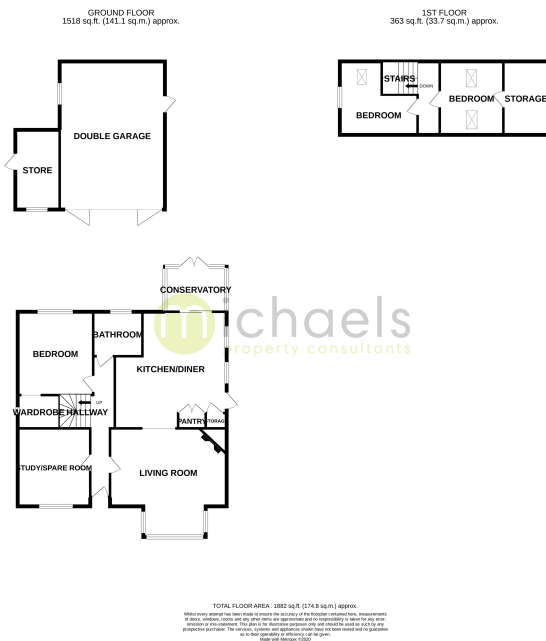
22' 8" x 16' 0" (6.91m x 4.88m) Twin folding doors to front, door to side, window to side, power and light connected. Additional room of 12'3 x 6'8 to side.

### Agents Note

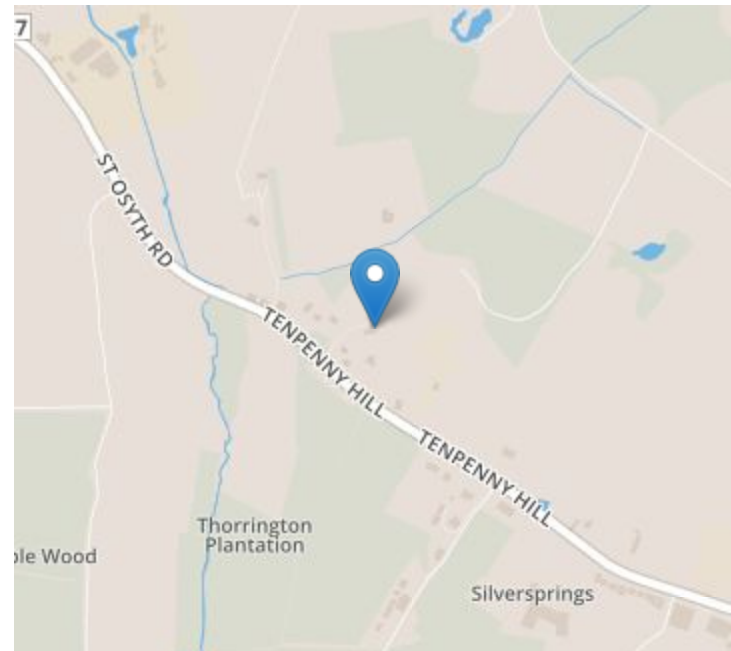
The property has been subject to a small insurance claim which has been carried out to completion.

# Property Details.

## Floorplans



## 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.