



- Chain Free Sale
- Detached
- Four Bedrooms
- Two En Suites
- Two Reception Rooms
- 19ft Kitchen/Diner
- Garage & Parking
- Generous Garden

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

A spacious and well planned detached family home in this sought after village location to the east of Colchester and offering a good sized plot. With four bedrooms, two en-suites, family bathroom, lounge, dining room, cloakroom, large family kitchen/diner, garage, parking and garden. Offering a blank canvas for the new owners to put their mark on with neutral features throughout and the space to work with. Chain free.



# Property Details.

## Ground Floor

### Entrance Hall

With stairs to first floor and storage cupboard under, doors to.

### Cloakroom



Window to front, low level WC, pedestal wash hand basin, radiator, half tiled walls.

### Dining Room



12' 4" x 11' 3" (3.76m x 3.43m) Window to front, radiator.

### Lounge



19' 0" x 12' 6" (5.79m x 3.81m) Window to side, patio doors to rear, radiator, TV point.

## Kitchen/Breakfast Room



19' 1" x 11' 8" (5.82m x 3.56m) Window to rear, radiator, a range of fitted units and drawers with 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) Window and door to rear, door to garage, fitted units and worktops, inset sink, space for washing machine.

## First Floor

### Landing

Window to side, loft access, airing cupboard and doors to.

### Bedroom One



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

# Property Details.

## En-Suite



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

## Bathroom



Window to front, panel bath, enclosed WC, pedestal wash hand basin, half tiled walls, radiator.

## Bedroom Two



12' 3" x 10' 10" (3.73m x 3.30m) two windows to rear, radiator, fitted wardrobes, door to en-suite.

## EnSuite

Window to rear, panel bath, low level WC, pedestal wash hand basin, bidet, fully tiled room, radiator.

## 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.

## Rear Garden



A generous sized rear garden, enclosed by panel fencing and hedging, various trees and shrubs, side access, patio area.

## Garage

Up and over door to front, door to utility room, power and light connected.

## Front and Parking

A block paved driveway providing off road parking, retained by dwarf wall with various shrubs.

# Property Details.

## Floorplans

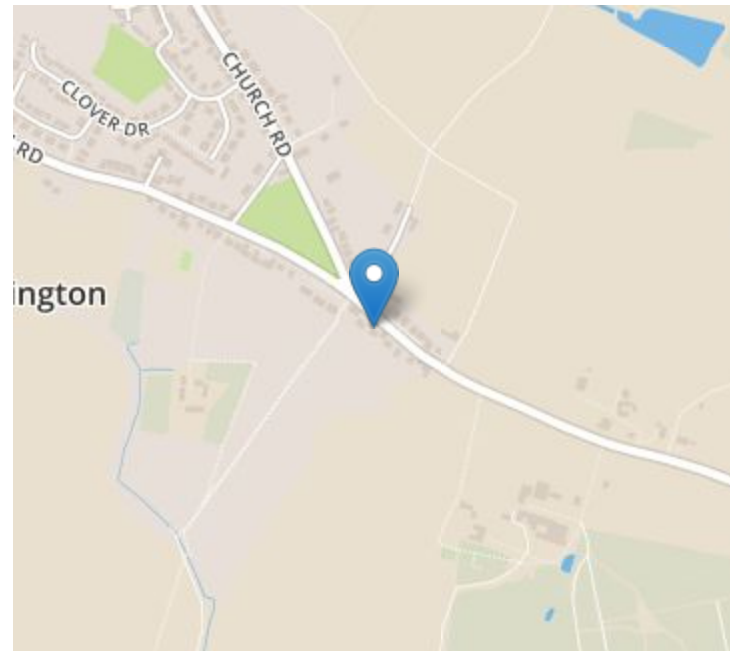


GROUND FLOOR  
APPROX. FLOOR  
AREA 850 SQ.FT.  
(88.8 SQ.M.)

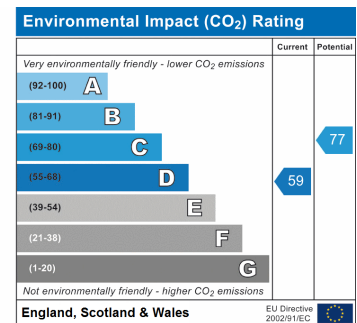
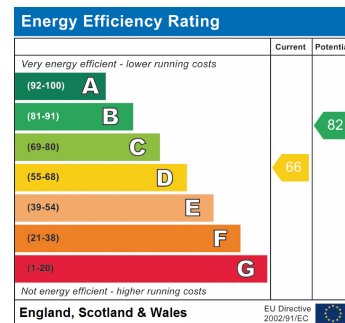
1ST FLOOR  
APPROX. FLOOR  
AREA 738 SQ.FT.  
(68.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1588 SQ.FT. (147.2 SQ.M.)  
Whilst every effort has been made to ensure the accuracy of the floor plan construction, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. This document is not intended to be used as a contract and no guarantee as to the 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.