



- Detached House
- Four Bedrooms
- En-Suite To Master
- 24ft Lounge/Diner
- Conservatory
- Rear Garden
- Office/Workshop
- Off Road Parking
- Village Location

### 34 Clover Drive, Thorrington, Colchester, Essex. CO7 8HL.

Offered for sale with no onward chain is this beautifully presented and well extended four bedroom detached family house in the popular village of Thorrington with excellent access to the A12/A120 and train stations at nearby villages Great Bentley, Alresford and Wivenhoe. Having been modernised and improved by the current vendors this spacious detached home now offers contemporary fittings throughout, downstairs cloakroom, open plan 24' lounge/dining room, modern kitchen, conservatory, four bedrooms with en suite to master, family bathroom, enclosed rear garden with field views, converted garage/workshop and off road parking for several cars. Internal viewings are highly recommend to truly appreciate this wonderful home. Guide price £400,000- £425,000.





# Property Details.

## Ground Floor

### Entrance Hall

With window to side, stairs rising to first floor with storage cupboard under, doors to.

### Cloakroom

With obscure window to front, tiled floor, close coupled WC, wash hand basin.

### Lounge/Diner



24' 5" x 11' 4" (7.44m x 3.45m) With window to front, French doors to conservatory, two radiators.

### Kitchen



8' 9" x 8' 6" (2.67m x 2.59m) With door and window to rear, tiled floor, a range of contemporary fitted eye level and base units with drawers and worktops over, tiled splashback, inset sink and drainer, integrated dishwasher, double oven, induction hob with extractor over, wine cooler.

## Conservatory



15' 9" x 9' (4.80m x 2.74m) Brick plinth and UPVC construction with French doors to rear garden.

## First Floor

### Landing

Spacious landing with glass banister on stairway, loft access and doors to.

### Bedroom One



12' x 8' 2" (3.66m x 2.49m) With window to front, vaulted ceiling with two Velux windows, radiator, two built in wardrobes and sliding door to en-suite.

### En-Suite

With window to rear, tiled floor, wash hand basin, close coupled WC, shower cubicle.

# Property Details.

## Bedroom Two



11' 11" x 8' 10" (3.63m x 2.69m) With window to front, radiator, built in wardrobes.

## Bedroom Three



8' 10" x 8' 7" (2.69m x 2.62m) With window to rear, radiator.

## Bedroom Four

8' 7" x 6' (2.62m x 1.83m) With window to front, radiator.

## Bathroom



With obscure window to rear, fully tiled bathroom suite with bath, shower cubicle, wash hand vanity basin, close coupled WC.

## Outside

### Rear Garden



A generous rear garden enclosed by fencing with gated side access, lawn area leading to decking suitable for outdoor dining, access to workshop/office space.

### Office/Workshop

Converted garaged offering potential to be used as a workshop/office/studio space.

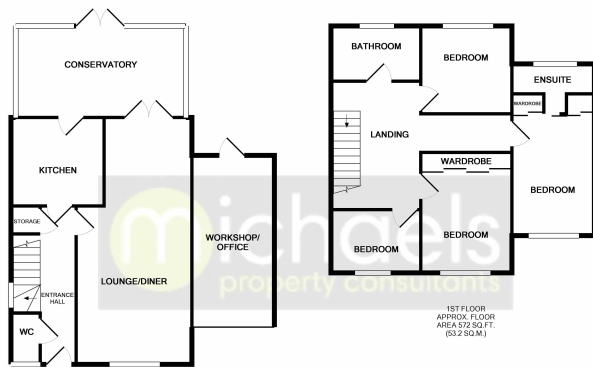
### Driveway

Block paved driveway providing ample off road parking.



# Property Details.

## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 724 SQ.FT.  
(67.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 572 SQ.FT.  
(52.9 SQ.M.)

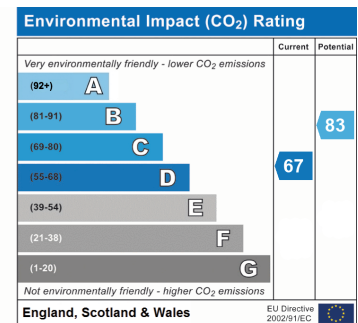
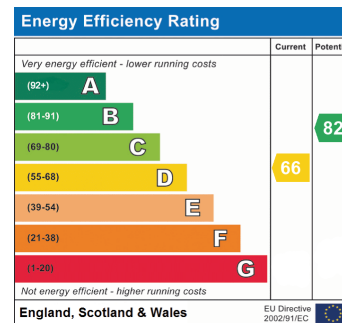
TOTAL APPROX. FLOOR AREA 1296 SQ.FT. (120.4 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, 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 reference purposes only and should not be used as such for any systems, systems and distances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox (2019)

## 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.