



- Semi Detached Family Home
- Village Location
- Extended & Upgraded By Current Owners
- Three Double Bedrooms
- Lounge with Open Fire
- Modern Kitchen/Family Room
- Garage & Driveway

## 12 Hazel Close, Thorrington, Colchester, Essex. CO7 8HJ.

An extended and modernised semi detached family home in this popular village location. Now offering a generous Lounge with office, open fire and extra space, modern kitchen/diner, ground floor cloakroom, three double bedrooms, family bathroom, garage, gardens and ample parking. Thorrington is a small village with good local amenities and just a short hop to the nearest stations at Great Bentley, Alresford and Wivenhoe. Call to view.





# Property Details.

## Ground Floor

### Entrance Hall

With cupboard, radiator, stairs to first floor and doors to.

### Cloakroom

Close coupled WC, wash hand basin.

### Lounge



25' 2" x 18' 3" (7.67m x 5.56m) An L shaped Room with window to front, open fireplace with wood mantle over, two radiators, TV point, doors to.

### Office



6' 5" x 4' 9" (1.96m x 1.45m) Window to front.

## Kitchen/Diner



16' 5" x 13' 8" (5.00m x 4.17m) Bi-fold doors to rear garden, window to rear, door to garage, a range of fitted units and drawers with worktops over, inset sink, tiled floor, oven, hob and extractor, space for washing machine and fridge freezer.

## First Floor

### Landing



Loft access and doors to.



# Property Details.

## Bedroom One



19' 3" x 11' 6" (5.87m x 3.51m) Window to rear, two velux, fitted wardrobes.

## Bedroom Two



9' 0" x 9' 8" (2.74m x 2.95m) Window to front, radiator.

## Bedroom Three



10' 0" x 7' 8" (3.05m x 2.34m) Window to rear, radiator, wardrobe.

## Bathroom



Window to front, panel bath with screen and shower over, wash hand basin, close coupled WC, tiled floor and walls, heated towel rail.

## Garage

Twin doors to front, door to garden, power and light connected.

## Gardens



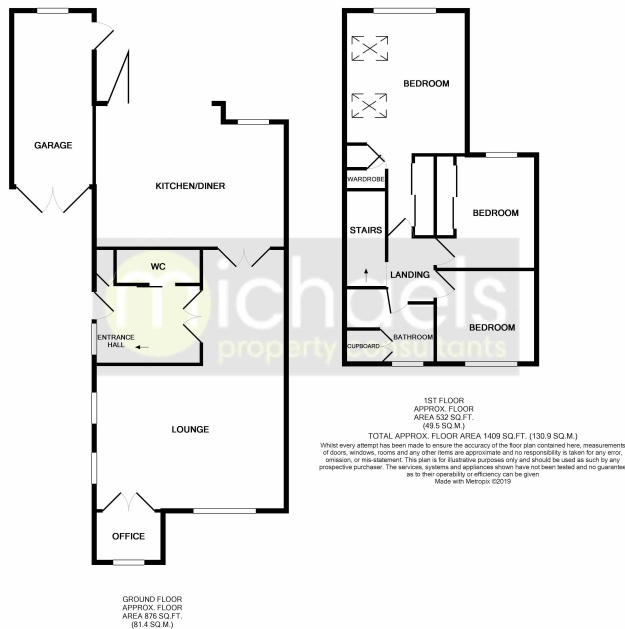
Mainly laid to lawn with various shrubs and plants.

## Parking

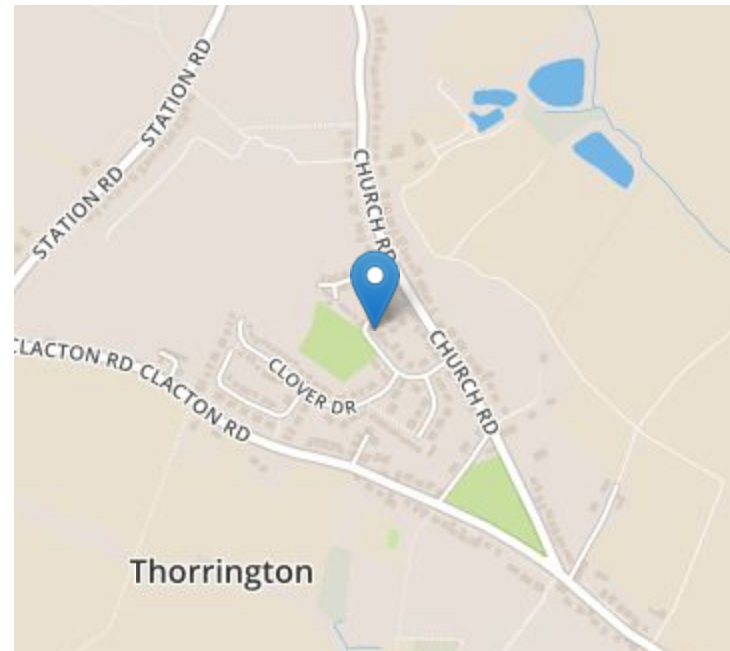
A large driveway providing ample off road parking.

# Property Details.

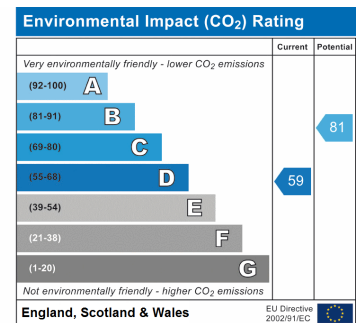
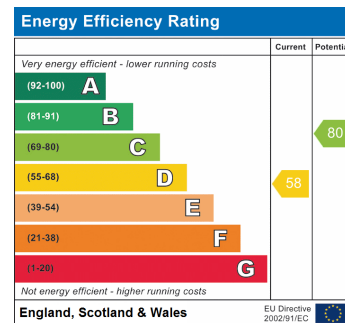
## Floorplans



## 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.