



- Detached Bungalow
- Off Road Parking
- Workshop/Garage & Outbuildings
- Three Bedrooms
- Substantial & Beautiful Gardens
- Semi Rural Location
- Half An Acre Plot (STSS)
- Two Reception Rooms
- Double Glazed Windows

**Maghree Croft, Frating Road,  
Thorrington, Colchester, Essex. CO7 8HU**

**\*\*GUIDE PRICE £400,000 - £420,000\*\***

This detached bungalow is positioned on a semi rural plot of approximately half an acre and backs onto farm land, on the outskirts of Thorrington. The bungalow offers three bedrooms, two receptions rooms, family bathroom, kitchen and utility. The exterior includes garage/workshop, potting shed, summer house. Early viewing highly advised to fully appreciate what the plot has to offer.



# Property Details.

## Living Accommodation

### Entrance Hall

Double glazed window to side and door, and radiator.

### Kitchen



17' 3" x 10' 3" (5.26m x 3.12m) Double glazed window to sides and rear, range of base units and draws, laminate worktop, inset stainless steel sink with right hand drainer, fireplace with solid fuel heating, space for fridge/freezer and cooker.

### Utility

9' 01" x 7' 01" (2.77m x 2.16m) Double glazed window and door to side.

### Dining Room



15' 11" x 7' 7" (4.85m x 2.31m) Double glazed window to side, patio door, radiator, open plan onto:

## Lounge



11' 2" x 10' 6" (3.40m x 3.20m) Open plan from Dining Room and radiator.

## Inner Hall

11' 4" x 6' 1" (3.45m x 1.85m) Storage cupboards and airing cupboard.

## Family Bathroom



8' 3" x 7' 0" (2.51m x 2.13m) Double glazed window to side and rear, part tiled walls, wash hand basin, panelled bath and shower cubicle.

# Property Details.

## Bedroom One



11' 3" x 10' 7" (3.43m x 3.23m) Double glazed window to front and radiator.

## Bedroom Two



8' 4" x 7' 01" (2.54m x 2.16m) Double glazed window to front and radiator.

## Bedroom Three



11' 2" x 8' 4" (3.40m x 2.54m) Double glazed window to front.

## Outside

### Off Road Parking & Garage/ Workshop

Generous off road parking via the concrete driveway leading to the garage/workshop which is double length and has power along with separate storage/out room.

### Rear Garden

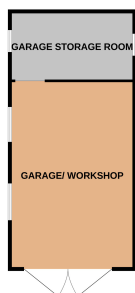


A charming mature garden, patio area, fish pond, mainly laid to established lawn, well stocked with fruit trees, mature shrubs, hedging, out building including, potting shed, summer house, green house.

# Property Details.

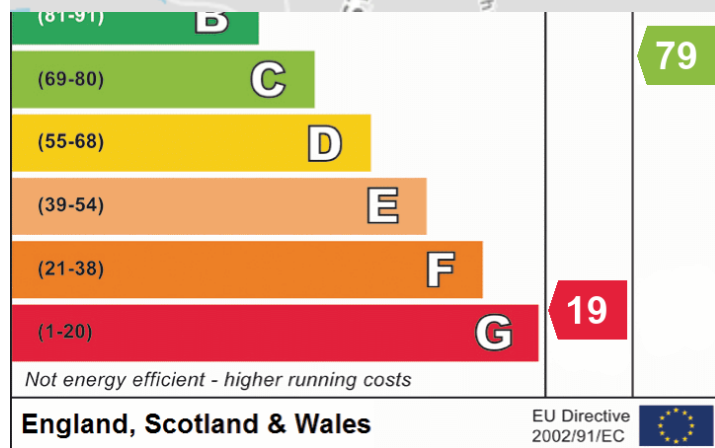
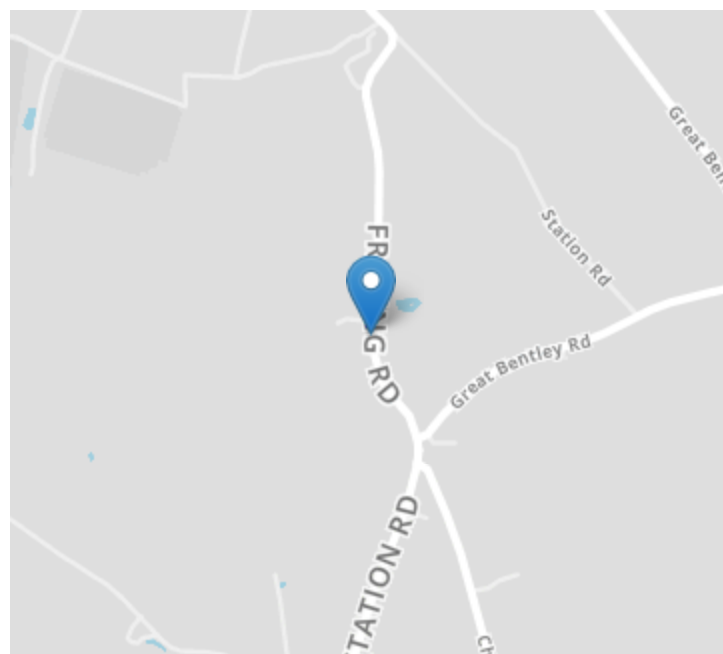
## Floorplans

GROUND FLOOR  
1770 sq.ft. (164.4 sq.m.) approx.



MAGHREE CROFT  
TOTAL FLOOR AREA - 1770 sq.ft. (164.4 sq.m.) approx.  
These energy ratings have been calculated from the average of the best and worst possible energy performance of doors, windows, roofs and any other parts of the building envelope. They are based on the assumption that the building is well maintained and that the energy performance of the building is not significantly affected by the presence of any other parts of the building envelope. The energy performance of the building is not significantly affected by the presence of any other parts of the building envelope. The energy performance of the building is not significantly affected by the presence of any other parts of the building envelope.

## Location



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.