



- Detached Family Home
- Four Bedrooms
- Garage & Off Road Parking
- Field Views
- Warranty Remaining
- Neff Appliances
- South Facing Rear Garden
- Underfloor Heating

#### 4 Lark Meadow, Thorrington, Colchester, Essex. CO7 8FG.

A wonderful four bedroom detached modern family home built by renowned builders Vaughan & Blythe. This high specification property includes, open plan kitchen/diner with Neff appliances, lounge, WC, family bathroom, four bedrooms, en suite, and family bathroom. This spacious and well planned detached family home is ideal for a growing family, offering fantastic living accommodation on a generous size plot also offering stunning field views with south facing rear garden. Positioned in this sought after village location to the east of Colchester, benefiting from scenic walking routes.





# Property Details.

## Ground Floor

### Entrance Hall

Composite front door, under stairs storage, stairs to:

### Living Room



17' 7" x 12' 4" (5.36m x 3.76m) Double glazed bay fronted window.

### Kitchen/ Diner



17' 7" x 12' 4" (5.36m x 3.76m) Double glazed window to rear and French doors opening onto the garden, tiled floor, inset spot lights, fitted kitchen including a range of wall and base units, laminate worktop, inset sink, tiled splash black, integrated Neff appliances, double oven, induction hob, dish washer, fridge/freezer also. open plan onto the dining room.

## Utility



8' 8" x 5' 1" (2.64m x 1.55m) UPVC window, base units, laminate worktop, inset spot lights, space for washing machine and fridge/freezer.

## WC



Inset spot lights, low level WC, vanity unit basin and tiled splash back.

## First Floor

### Landing

double glazed window to side, airing cupboard, doors leading to:

# Property Details.

## Bedroom One



15' 11" x 11' 11" (4.85m x 3.63m) Double glazed window to front, radiator, door to:

## En Suite

Low level WC, wall-hung washing basin, corner shower enclosure, towel rail.

## Bedroom Two



12' 4" x 10' 10" (3.76m x 3.30m) Double glazed window to rear, radiator.

## Bedroom Three

12' 0" x 9' 8" (3.66m x 2.95m) Double glazed window to front, radiator.

## Bedroom Four

12' 7" x 7' 5" (3.84m x 2.26m) Double glazed window to front, radiator.

## Family Bathroom



Double glazed obscure window to rear, part tiled walls, inset sink, paneled bath, shower enclosure, low level WC, radiator.

## Outside

### Garage & Off Road Parking

A generous garage with electric door, power and light, ample off road parking via the block paved driveway.

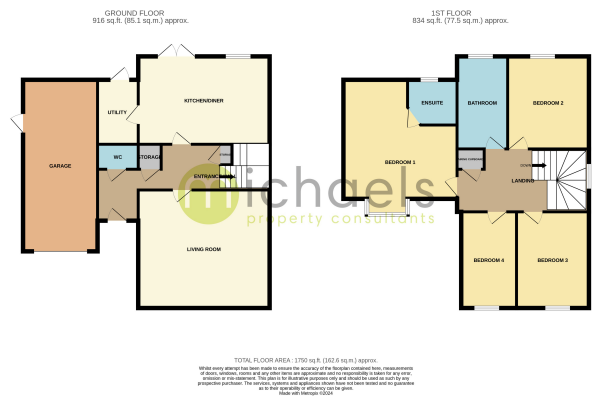
### Rear Garden



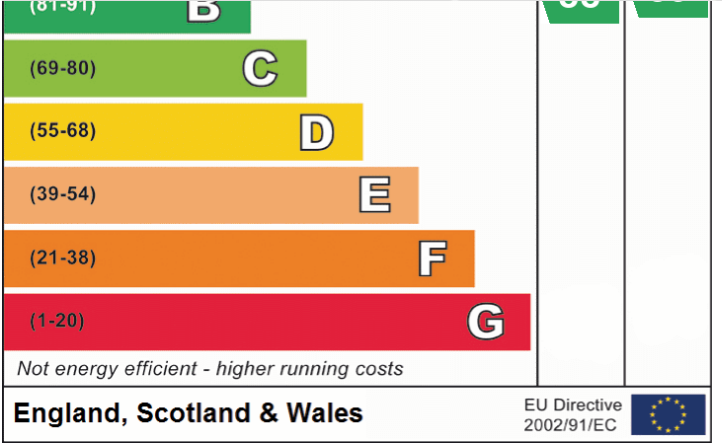
A truly stunning mature rear garden, this well established garden is retained by fencing and low level fencing to the rear to fully appreciate the view, garden shed and summer house, mainly laid to lawn with a patio area.

# Property Details.

## Floorplans



## 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.