



- Individual Build
- Spacious and Flexible Accommodation
- Five Bedroom Detached Family Residence
- Five Bathrooms
- Contemporary Open Plan Kitchen/Diner
- Village Location

Fardach of Argyll, Clacton Road, Thorrington, Colchester, Essex. CO7 8EX

Guide Price £600,000 to £635,000. A stunning and contemporary individually built home in this sought after Village and offering incredible accommodation approaching 2500sqft to include five double bedrooms with individual luxury bathrooms, stylish kitchen/diner, living room with fireplace, study, cloakroom, integral garage, ample parking behind secure gates. This spacious home is located within easy reach of good local amenities, outstanding schools, simple A120/A12 access and mainline train stations within minutes.



Property Details.

Ground Floor

Entrance Hall

Travertine flooring with heating under, stairs to first floor with cupboard under and doors to.

WC

Travertine flooring, obscure window to side, enclosed cistern WC, wash hand basin.

Living Room



16' 2" x 11' 7" (4.93m x 3.53m) Travertine flooring, heating under, feature living flame gas fireplace, french doors to side, windows to rear.

Kitchen/Breakfast Room



16' 3" x 14' 2" (4.95m x 4.32m) Travertine flooring with heating under, window to rear, a stylish and contemporary range of fitted units and drawers with granite worktops over, fitted dining space, central island with inset gas hob and island extractor over, double oven, fitted microwave, space for american style fridge/freezer, fitted wine cooler, integrated dishwasher, open to dining/family room.

Dining/Family Room



16' 0" x 11' 11" (4.88m x 3.63m) Travertine flooring with heating under, french doors to rear, windows to front and side.

Study

12' 9" x 12' 3" (3.89m x 3.73m) Travertine flooring with heating under, window to front, fitted cupboards and door to garage.

Integral Garage

16' 0" x 11' 0" (4.88m x 3.35m) Twin doors to front, door to rear, fitted cupboards.

Guest Bedroom

12' 0" x 10' 4" (3.66m x 3.15m) Travertine flooring with heating under, French doors and windows to rear, fitted wardrobes, door to en-suite.

En-Suite

Travertine flooring with heating under, obscure window to rear, panel bath with screen and shower over, wall hung wash hand basin, close coupled WC, tiled splashbacks.

First Floor

Landing

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

Property Details.

Bedroom One



16' 2" x 14' 2" (4.93m x 4.32m) Window to front, radiators, fitted wardrobes, fitted furniture, door to en-suite.

En- Suite



The master suite has fitted storage, a four piece bathroom featuring a superb shower unit with 8 body jets, a large drencher, a double ended bath, underfloor heating, towel rail and velux windows.

Bedroom Two

17' 4" x 13' 10" (5.28m x 4.22m) Windows to rear and radiator.

En-Suite

jacuzzi bath and under floor heating. Bedroom three again has farm views, en suite with under floor heating and towel rail.

Bedroom Three

13' 7" x 11' 7" (4.14m x 3.53m) Windows to front and rear, radiator and door to;

En-Suite

shower cubicle, underfloor heating, towel rail and windows.

Second Floor

Landing

Storage and doors to;

Bedroom Four



14' 10" x 9' 7" (4.52m x 2.92m) Windows and radiator

Bathroom

Velux windows, heated towel rail, shower cubicle, wash hand basin and W/C

Outside

Gardens

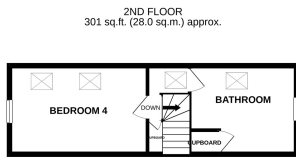
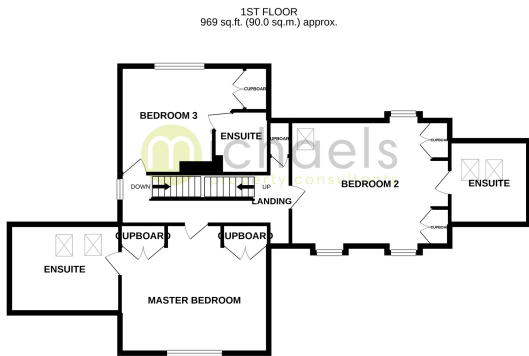
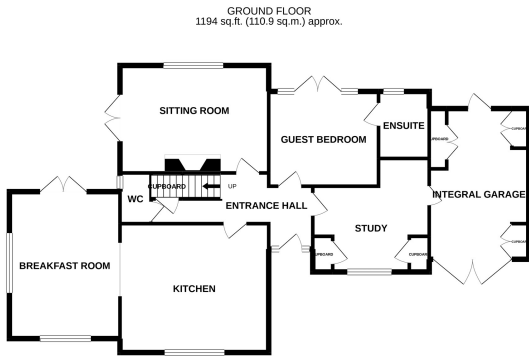


gated video entrance along a block paved driveway with ample off road parking leading to the integrated garage. The garage has plastered walls and storage units. This could be easily converted into additional accommodation subject to planning permission.

The main garden has been mainly laid to lawn with a picket fence. The farmland views are extensive from the patio running across the rear of the property. There is also a raised decking area accessed via the sitting room and dining room.

Property Details.

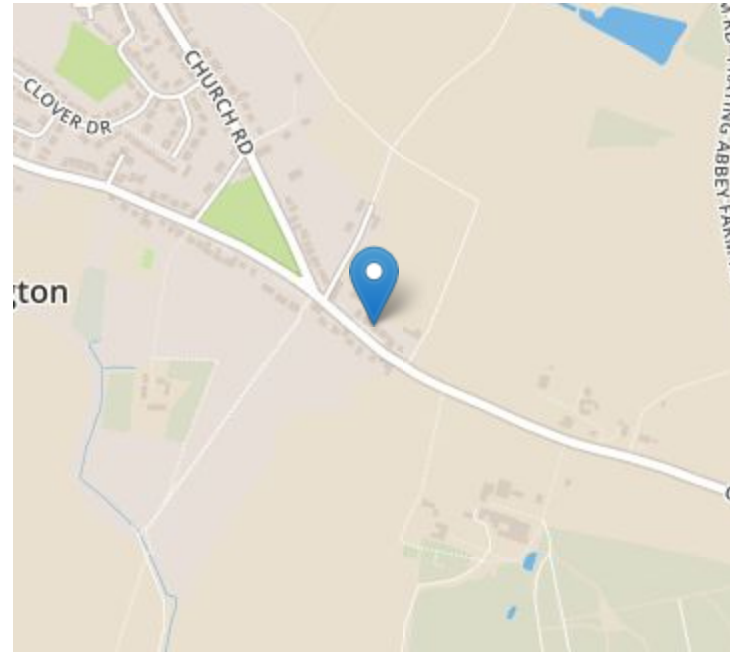
Floorplans



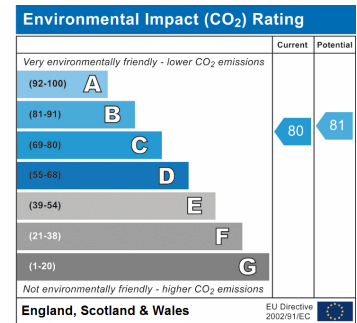
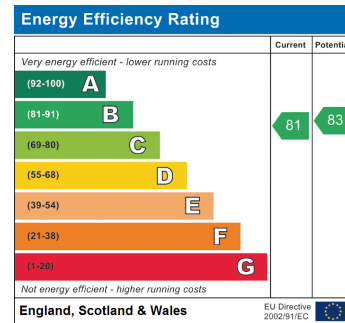
TOTAL FLOOR AREA: 2464 sq.ft. (228.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability 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.