



- Detached Family Home
- Four Bedrooms
- Integral Garage
- Utility & Downstairs W.C
- Fitted Modern Kitchen
- Off Road Parking
- Field Views
- Generous Rear Garden
- Approximately 5 Years Remaining on NHBC Warranty
- Underfloor Heating & Air Conditioning

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

A beautiful modern detached family home with potential to extend, the property holds approved planning permission. Built by renowned local developer Vaughan and Blythe. This simply stunning detached home is located in the heart of the popular village of Thorrington. The property itself has been well looked after by the current owners and altered to benefit from utility room and integral garage. Internally the property boasts beautiful open plan living accommodation which is simply perfect for entertaining family and friends with views onto the generous rear garden, modern fitted kitchen with Neff integrated appliances, oak fitted doors throughout and ground floor WC. Upstairs there are four well presented bedrooms one of which has its own En-Suite. The exterior boasts field views and ample off road parking. Early viewings highly advised to avoid disappointment. Guide Price £475,000-£500,000.





# Property Details.

## Ground Floor

### Entrance Hall

11' 07" x 4' 10" (3.53m x 1.47m) Composite front door, stairs raising to first floor, underfloor heating, wall mounted alarm.

### WC

5' 01" x 3' 1" (1.55m x 0.94m) Double glazed obscured window to front, tiled floor, low level WC, wall mounted wash hand basin with tiled splash back.

### Living Room



16' 06" x 16' 0" (5.03m x 4.88m) Double glazed window to rear, UPVC French doors opening onto the patio, inset spot lights, under floor heating, storage cupboard, open plan onto kitchen.

### Kitchen



11' 07" x 8' 11" (3.53m x 2.72m) Double glazed window to front, under floor heating, fitted modern kitchen including a range of wall and base units, integrated Neff appliances, wall mounted double cooker, induction hob, over head fan, fridge/freezer and dishwasher, stainless steel sink with left hand drainer.

### Utility

9' 07" x 9' 04" (2.92m x 2.84m) UPVC door to side, range of gloss units and laminate work surface, space for washing machine, integral door to garage.

## First floor

### Landing

Loft access, airing cupboard, wall mounted thermostat and alarm system, doors leading to:

### Bedroom One



16' 10" x 9' 08" (5.13m x 2.95m) Double glazed window to front, wall mounted air conditioning unit, space for ample bedroom furniture, door to En suite.

### En- Suite



9' 08" x 5' 08" (2.95m x 1.73m) Double glazed obscure window to rear, towel rail, low level WC, separate shower enclosure with tiled splash back.

# Property Details.

## Bedroom Two



14' 06" x 8' 04" (4.42m x 2.54m) Double glazed window to front, radiator, space for double bed and furniture.

## Bedroom Three



9' 05" x 7' 08" (2.87m x 2.34m) Double glazed window to rear, radiator, field views, space for double bed and furniture.

## Bedroom Four

8' 04" x 7' 11" (2.54m x 2.41m) Double glazed window to front, radiator, currently used as a dressing room.

## Family Bathroom



8' 10" x 5' 08" (2.69m x 1.73m) Double glazed obscured window to rear, wall mounted extractor fan, towel rail, part tiled walls, panelled bath, low level WC.

## Outside

### Off Road Parking & Garage

Ample off road parking to the front via the block paved driveway, also visitor parking on the communal grounds. Garage with electric door, power and light.

### Rear Garden



A generous rear garden including patio area, play pen laid to artificial grass, decking area with built in lights, low level fencing and hedging to the rear to enjoy the field views on offer. Retained by privacy fencing and side gate to the front of property.

