



LAMB & CO

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Inspired by property, driven by passion.



CLOVER DRIVE, THORRINGTON, CO7 8HL OFFERS IN EXCESS OF £390,000

Offered with no onward chain and located in the sought after village of Thorington. this extended, four bedroom detached house presents spacious family accommodation to ground floor and four first floor bedrooms with an en-suite master bedroom with impressive, vaulted ceiling. The garage has been partially converted to create an additional room ideal for working from home!

- Four Bedrooms
- No Onward Chain
- En-Suite to Master
- Thorington
- Garage & Driveway
- Ground Floor WC
- Conservatory
- EPC C
- Keys to View



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

WC

LOUNGE/DINER

24'5 x 11'4 (7.44m x 3.45m)

KITCHEN

8'8 x 8'4 (2.64m x 2.54m)

CONSERVATORY

16' x 9'10 (4.88m x 3.00m)

FIRST FLOOR

LANDING

BEDROOM ONE

12' x 8'2 (3.66m x 2.49m)

Built-in wardrobes.

EN-SUITE

8'2 x 5'4 max (2.49m x 1.63m max)

BEDROOM TWO

9'10 to wardrobes x 8'10 (3.00m to wardrobes x 2.69m)

BEDROOM THREE

9' x 8'10 (2.74m x 2.69m)

BEDROOM FOUR

8'9 x 6'7 (2.67m x 2.01m)

BATHROOM

8'7 x 5'6 (2.62m x 1.68m)

OUTSIDE

FRONT

REAR

GARAGE

Partially converted and currently used as a beauty room.

Additional Information

Council Tax Band: D

Heating: Gas central heating

Seller's Position: No onward chain

Garden Facing: North East

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

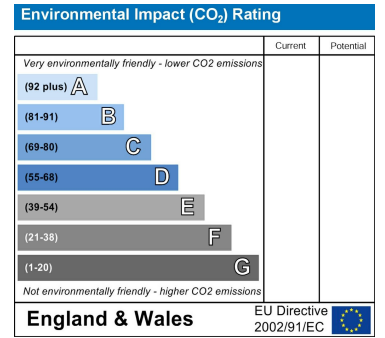
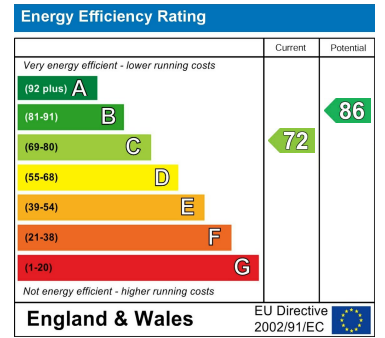
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



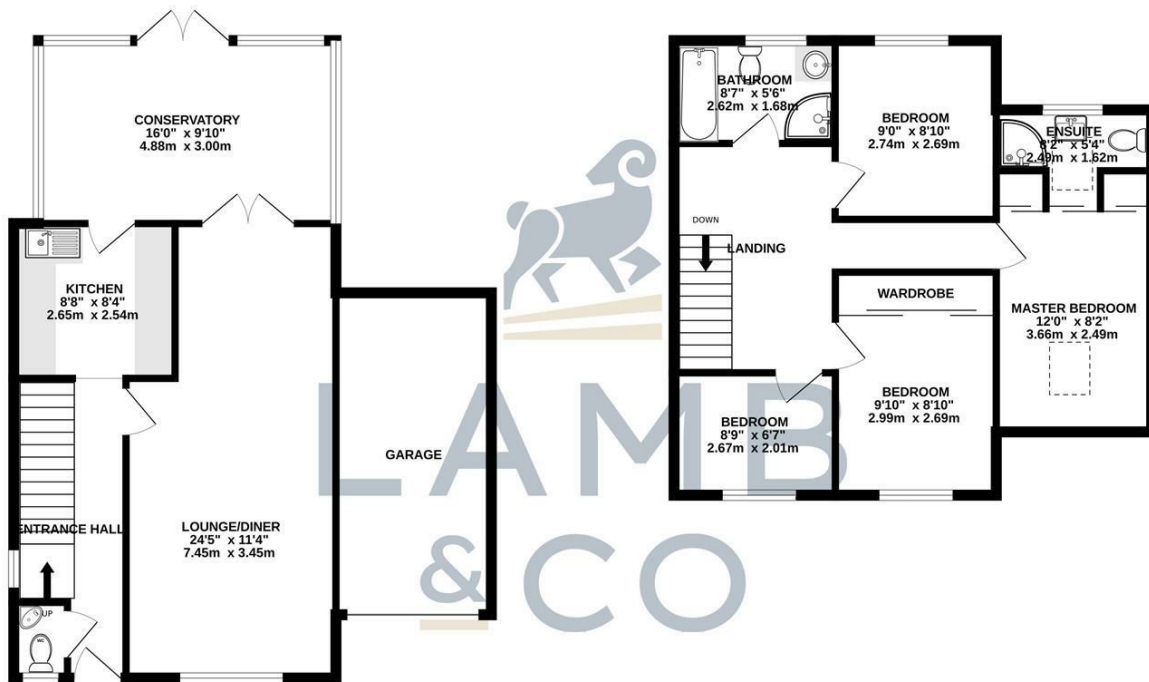
EPC Graphs



Floorplan

GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 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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