

**Station Road
THORRINGTON
CO7 8HX
£425,000 Freehold**

**Town &
Country**
residential sales and lettings





- **DETACHED HOUSE**
- **FOUR BEDROOMS**
- **DUAL ASPECT LARGE LOUNGE**
- **DINING ROOM**
- **KITCHEN**
- **UTILITY ROOM**
- **BATHROOM & ADDITIONAL SHOWER ROOM**
- **SUBSTANTIAL PLOT**
- **OFF ROAD PARKING & GARAGE**
- **SITUATED CLOSE TO TRAIN STATION**

**** FOUR BEDROOM DETACHED HOUSE ****

NO ONWARD CHAIN

This family home has space available for numerous configurations depending on the occupiers' requirements.

Downstairs the property features a back to front lounge with dual aspect windows, separate dining room, kitchen, utility room, double bedroom and shower-room.

To the first floor you have three further bedrooms, office/nursery and a family bathroom.

Outside to the front there is off road parking for up to six cars on the in-out drive, garage and side access to the rear garden.

To the rear, the garden is laid to lawn with fenced borders, there is a vegetable patch, patio area, garden shed and summer house.

Situated just minutes from Great Bentley and Alresford which both have train stations with links to Liverpool Street as well as local amenities.

****IDEAL FAMILY HOME ****



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

10' 10" x 4' 0" (3.30m x 1.22m)

uPVC door to front, vinyl flooring, leading to wooden front door.

ENTRANCE HALL

Vinyl flooring, centre light, radiator.

LOUNGE

17' 10" x 11' 11" (5.43m x 3.63m)

Window to front, patio doors to rear, carpet, centre light, radiator, feature fireplace.

DINING ROOM

10' 9" x 8' 2" (3.27m x 2.49m)

Patio doors to rear, laminate wood flooring, centre light, radiator.

KITCHEN

11' 7" x 9' 5" (3.53m x 2.87m)

Window to rear, vinyl flooring, centre light, radiator. Range of cream Shaker style wall and base units with contrasting marble effect roll top work top, stainless steel sink/drain, eye level oven, integrated electric hob.

UTILITY ROOM

10' 3" x 6' 7" (3.12m x 2.01m)

Window to rear, door to rear, tiled flooring, centre light. Matching wall and base units with roll top counter, space for fridge, freezer, washing machine, tumble dryer and dishwasher.



BEDROOM FOUR

11' 3" x 8' 2" (3.43m x 2.49m)

Window to front, laminate wood flooring, centre light, radiator.

SHOWER ROOM

8' 8" x 4' 5" (2.64m x 1.35m)

Tiled flooring, inset spot lights. Low level WC, vanity unit and Quadrant shower cubicle with electric shower, heated towel rail.

FIRST FLOOR LANDING

Carpet, centre light, radiator

BEDROOM ONE

17' 10" x 11' 11" (5.43m x 3.63m)

Windows to front and rear, carpet, centre light, radiator.

BEDROOM TWO

11' 2" x 9' 5" (3.40m x 2.87m)

Window to rear, laminate wood flooring, centre light, radiator.

BEDROOM THREE

10' 6" x 10' 0" (3.20m x 3.05m)

Window to rear, laminate wood flooring, centre light, radiator.

OFFICE/NURSERY

8' 1" x 6' 3" (2.46m x 1.90m)

Window to front, laminate wood flooring, centre light, radiator.

FAMILY BATHROOM

10' 5" x 5' 5" (3.17m x 1.65m)

Obscured window to side, laminate flooring, centre light. Panelled bath with electric shower over, low level WC, vanity unit and separate shower enclosure, heated towel rail.

EXTERIOR

FRONT

In - Out shingle drive with parking for up to six cars, garage. Side access to rear garden.

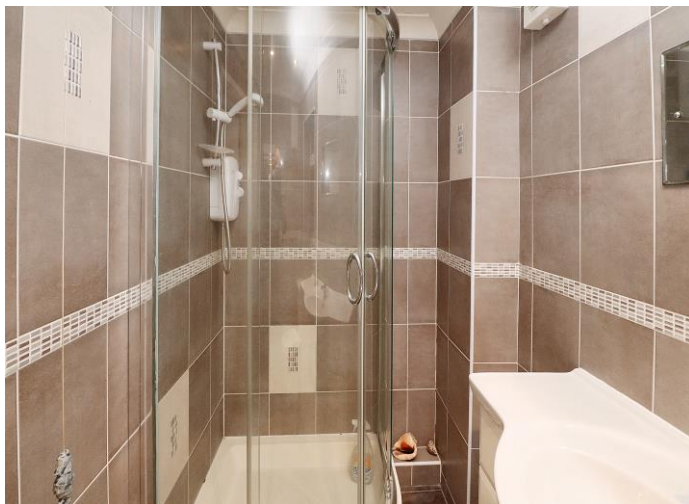
REAR

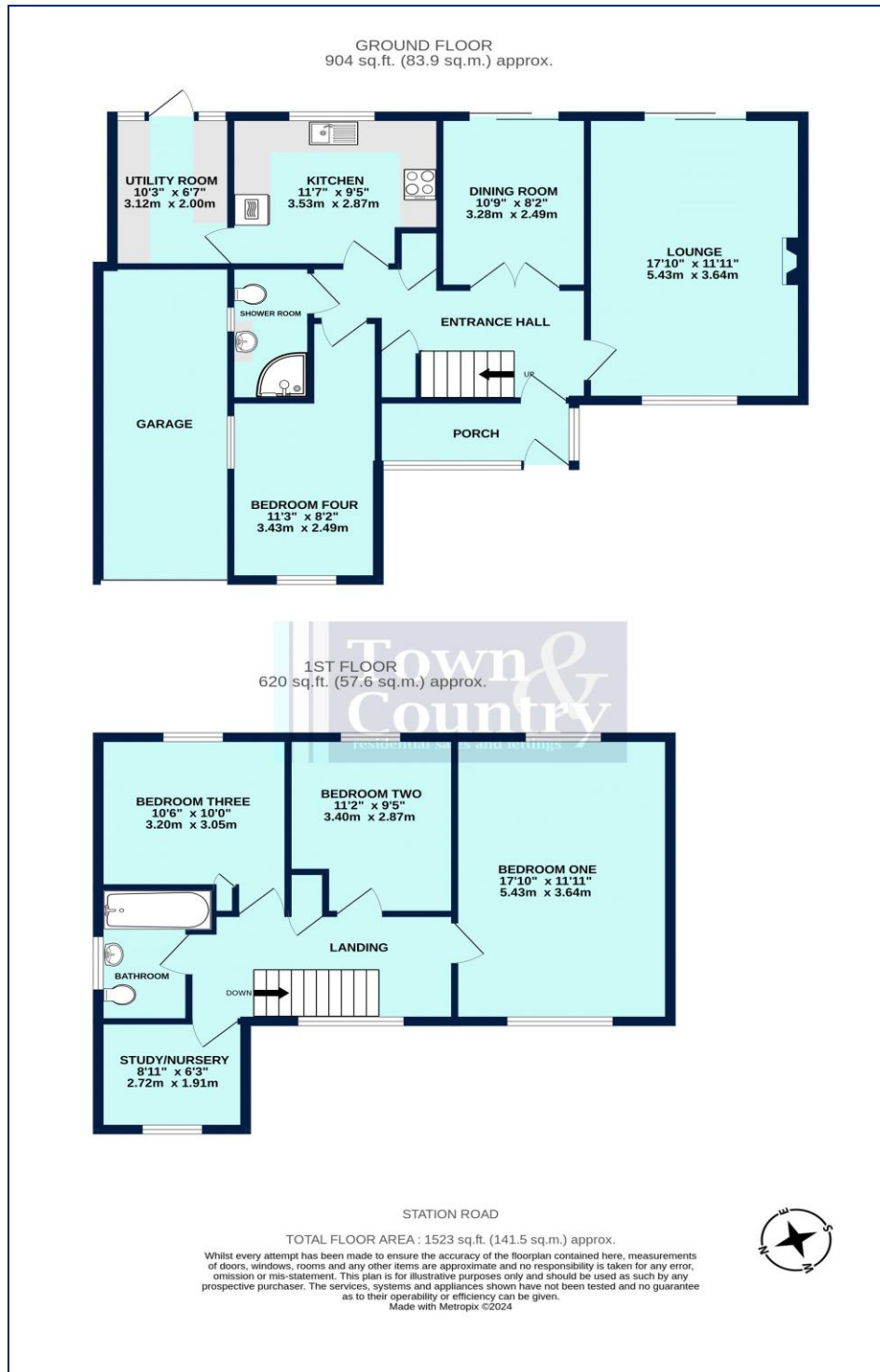
Mature garden laid to lawn with patio and vegetable plot, fenced borders, mature shrubs, garden shed, summerhouse.

AGENT'S NOTE

Oil central heating.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		





Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied