

**Heathlands, Thorrington
CO7 8JR
Guide Price £400,000-£425,000
Freehold**

Town & Country
residential sales and lettings



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- **DETACHED FAMILY HOME ON A CORNER PLOT**
- **CUL-DE-SAC LOCATION**
- **TWO RECEPTION ROOMS**
- **FOUR BEDROOMS**
- **MODERN KITCHEN AND UTILITY ROOM**
- **CONSERVATORY**
- **SHOWER ROOM AND CLOAKROOM**
- **ENCLOSED REAR GARDEN**
- **DOUBLE GARAGE AND OFF STREET PARKING**
- **CLOSE TO LOCAL AMENITIES**

Presenting this impressive detached property which is situated on a corner plot and includes a number of features that are sure to captivate prospective homeowners.

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This home benefits from two reception rooms and conservatory, offering plenty of space for entertaining guests or for quiet relaxation. At the heart of the home, you will find a well-equipped kitchen, perfect for any family. It is an ideal space for preparing family meals or entertaining friends.

The property accommodates four generously sized bedrooms and offers ample space. In addition these is also a well-appointed shower room with walk-in double shower. One of the unique features of this property is the inclusion of a double garage, providing secure storage for your vehicle or additional storage space and off street parking.

The property also features a beautiful garden area, offering a private oasis for relaxation. The location is a key highlight, with local amenities within easy reach. Despite its convenience, the property is situated in a quiet Cul-de-Sac location.

This property is ideally suited for families and couples alike, offering a spacious and comfortable living environment.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Entrance door, storage cupboard.

LOUNGE

19' 6" x 13' 5" (5.94m x 4.09m)

Double glazed windows to front and side aspects, feature fireplace inset gas fire, two radiators.

DINING ROOM

16' 10" x 9' 8" (5.13m x 2.94m)

French doors leading to conservatory, window to rear, radiator. Stairs leading to first floor landing.

CONSERVATORY

9' 8" x 8' 4" (2.94m x 2.54m)

Double glazed French doors leading to rear garden, double glazed window to side and rear aspects.

KITCHEN/BREAKFAST ROOM

12' 5" x 11' 5" (3.78m x 3.48m)

Range of base, drawer and eye level units. Worktop inset 1 & 1/2 sink and drainer unit with mixer tap. Neff double oven and induction hob with extractor over. Breakfast table. Double glazed windows to rear and side aspects.

UTILITY ROOM

6' 6" x 5' 7" (1.98m x 1.70m)

Double glazed windows to front and rear aspects, space and plumbing for washing machine, space for fridge/freezer. Double glazed door leading to rear garden, door to garage.

CLOAKROOM

Low level WC and wash hand basin, heated towel rail. Double glazed window to side aspect.



FIRST FLOOR LANDING

Airing cupboard, access to part boarded loft.

BEDROOM ONE

13' 8" x 10' 4" (4.16m x 3.15m)

Double glazed window to front aspect, fitted wardrobe, radiator.

BEDROOM TWO

10' 0" x 8' 9" (3.05m x 2.66m)

Double glazed window to front aspect, radiator.

BEDROOM THREE

10' 6" x 10' 4" (3.20m x 3.15m)

Double glazed window to rear aspect, storage cupboard, radiator.

BEDROOM FOUR

9' 5" x 7' 8" (2.87m x 2.34m)

Double glazed window to rear aspect, fitted wardrobes, radiator.

SHOWER ROOM

9' 8" x 5' 9" (2.94m x 1.75m)

Double walk-in shower unit, low level WC and vanity sink unit, heated towel rail. Double glazed window to side aspect.

EXTERIOR

FRONT

Block paved driveway providing off street parking and leading to double garage and entrance door, shingle areas to each side of driveway. Well stocked shrub border.

REAR GARDEN

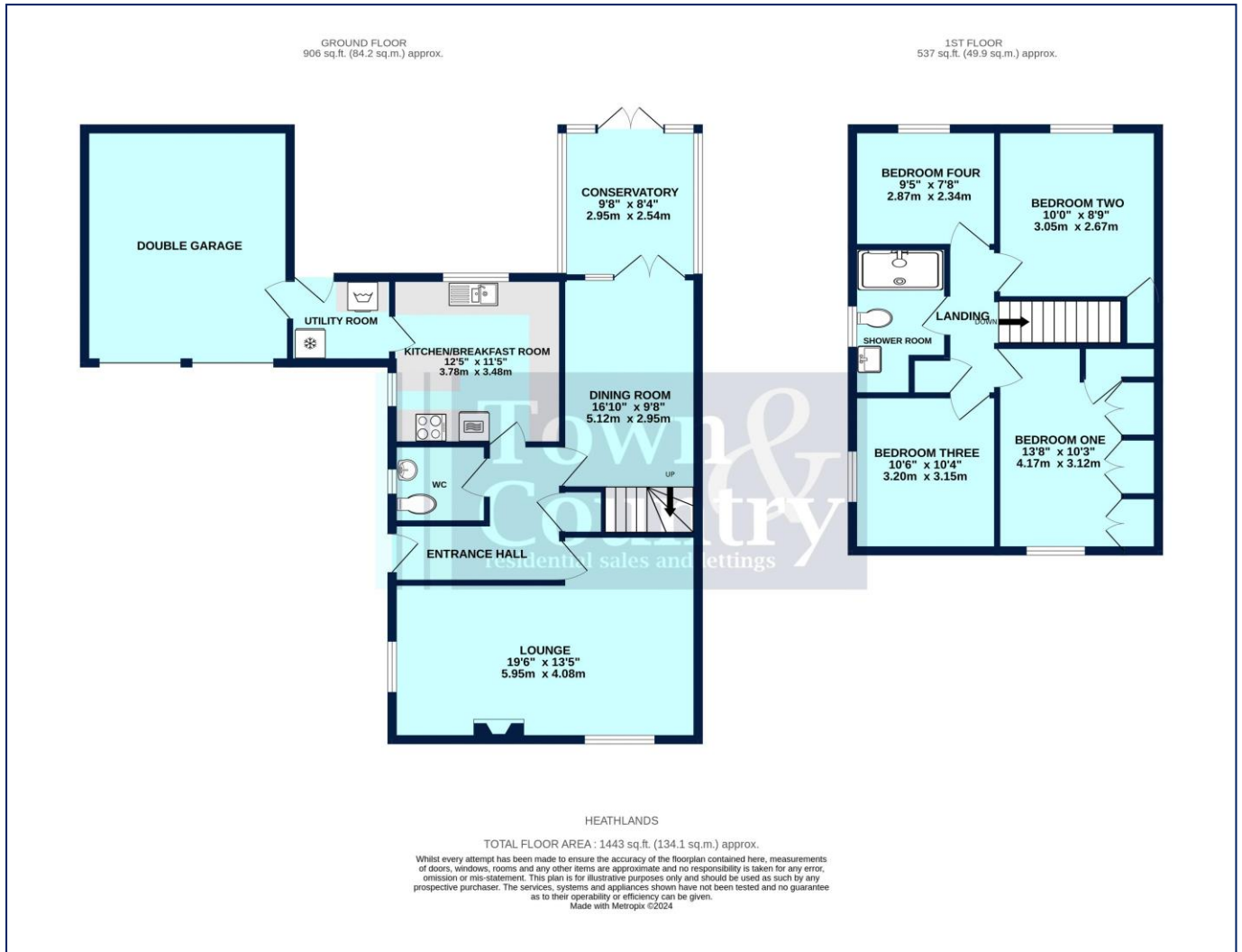
Enclosed rear garden which is mainly laid to lawn and pretty patio area. Summer house and shed to remain. Well stock borders with shrubs and planting.

DOUBLE GARAGE

Brick built double garage electric doors and additional access from utility room.







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