

**Station Road, Thorrington  
CO7 8JA  
£325,000 Freehold**

**Town & Country**  
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288  
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- **PRETTY THREE BEDROOM WEATHER BOARDED DETACHED BUNGALOW**
- **LOUNGE**
- **KITCHEN**
- **CONSERVATORY**
- **LARGE PRIVATE GARDEN BACKING**
- **VERSATILE ACCOMMODATION**
- **WELL LOCATED HOME WAITING TO BE TRANSFORMED**
- **GARAGE AND PLENTY OF OFF STREET PARKING**
- **DOUBLE GLAZING**
- **CLOSE TO THREE TRAIN STATIONS. BEACH AND**

### THREE BEDROOM DETACHED NON ESTATE BUNGALOW

Nestled in a prime location near the heart of Thorrington village and conveniently positioned between Great Bentley, Brightlingsea, and Alresford. Welcome to Laburnham Cottage – A pretty weather boarded detached bungalow offering three spacious double bedrooms (one currently being used as a dining room) with versatile living spaces throughout.

This property is just awaiting transformation – As previously mentioned the accommodation could be configured in many ways to suit the new owners lifestyle. Highlights include a conservatory which overlooks the large private garden backing onto open fields.

Plenty of parking, a garage and outside brick structure and run which was previously used as dog kennels, completes this homely property.

Thorrington village offers local amenities including a convenience store, village hall, pub and eatery, as well as an excellent baby/pre-school. Wivenhoe, Great Bentley and Alresford train stations are close by as is excellent transport links by road and bus. Beautiful beaches along the coast are only a short drive away.



The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Entrance door, doors to Bedrooms One and Two, door to Lounge.

#### **LOUNGE**

14' 4" x 10' 8" (4.37m x 3.25m)

Window to rear, carpet flooring.

#### **KITCHEN**

12' 8" x 10' 0" (3.86m x 3.05m)

Range of matching base, drawer and eye level units with work surfaces inset sink and drainer unit, electric hob with extractor over, electric oven, space for appliances. Window to side.

#### **CONSERVATORY**

13' 2" x 13' 0" (4.01m x 3.96m)

French doors leading to patio area, windows to rear and side aspects.

#### **DINING ROOM/BEDROOM THREE**

10' 0" x 9' 10" (3.05m x 2.99m)

Window to side aspect, carpet flooring.

#### **BEDROOM ONE**

9' 10" x 9' 10" (2.99m x 2.99m)

Window to front, built-in wardrobes/storage.



**BEDROOM TWO**

9' 10" x 9' 5" (2.99m x 2.87m)

Window to front, built-in wardrobes/storage.

**BATHROOM**

5' 6" x 5' 6" (1.68m x 1.68m)

Panelled bath with electric shower over and pedestal sink. Window to rear.

**CLOAKROOM**

Low level WC, window to side.

**EXTERIOR**

**FRONT**

Driveway providing off street parking leading to brick built garage.

**REAR**

Private rear commencing with paved patio area and remainder laid to lawn with shrubs. Outbuilding housing outbuilding previously used as kennels. Views over open fields to the rear.

**AGENT'S NOTE**

Please note, due to the timber-framed construction of the property, interested parties should consult with their mortgage providers regarding any stipulations for lending on this type of structure.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

967 sq.ft. (89.9 sq.m.) approx.



STATION ROAD

TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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