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









- 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.

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#### 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 leve 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

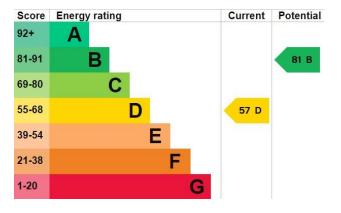
Please note, due to the timber-framed construction of the property, interested parties should consult with their mortgage providers regarding any stipulations for lending on this type of structure.















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