

**Thornberry Avenue, Weeley  
CO16 9HN  
Guide Price £325,000 Freehold**

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- **FOUR BEDROOMS**
- **SPACIOUS LOUNGE**
- **EXTENDED KITCHEN/DINER**
- **UTILITY ROOM**
- **BATHROOM & SEPARATE CLOAKROOM**
- **LARGE GARDEN WITH PATIO**
- **OFF ROAD PARKING FOR THREE VEHICLES**
- **SOLAR PANELS**
- **CLOSE TO TRAIN STATION**
- **QUIET LOCATION**

**\*\* DECEPTIVELY SPACIOUS ACCOMMODATION \*\***

This semi-detached chalet bungalow is an ideal home for larger families with a variety of configurations available to suit all. The property is in good condition, ready to welcome new homeowners who appreciate quality living spaces. On the ground floor the property features a recently refurbished and extended kitchen and lounge, both with Bi-Fold doors to the garden and roof lantern's which allow a sense of space and light. There is a utility room for ease as well as a family bathroom.

Two bedrooms complete the downstairs space, one is a spacious double with fitted wardrobes, the other a good single which could also be used as a home office/study/playroom. To the first floor you find two double bedrooms with storage and an upstairs cloakroom. One of the key advantages of this property is its location. It's in close proximity to the train station which has direct links to London Liverpool Street, making commuting a breeze and providing access to an array of amenities.

To complete the property there is off road parking for three vehicles to the front, a good sized garden with patio area to the rear and solar panels to the roof.





The accommodation with approximate room sizes are as follows:

#### **ENTRANCE HALL**

Partially glazed composite front door, vinyl flooring, inset spot lights, radiator, stairs to first floor landing.

#### **LOUNGE/DINER**

26' 0" x 11' 4" (7.92m x 3.45m)

Bi-Fold doors leading to rear garden, lantern roof, carpet flooring, inset spot lights, feature fireplace.

#### **KITCHEN/BREAKFAST ROOM**

18' 9" x 12' 1" (5.71m x 3.68m)

Two windows to side aspect, Bi-Fold doors to patio, lantern roof, vinyl flooring, inset spot lights. Range of contemporary wall and base units with contrasting worktop, 1½ bowl composite sink/drainage, space for cooker with extractor over, part tiled walls, storage cupboard, space for table and chairs or seating area.

#### **UTILITY ROOM**

9' 11" x 7' 9" (3.02m x 2.36m)

Window to side aspect, carpet flooring, centre light, space and fitting for washing machine, tumble dryer and dishwasher.

#### **BEDROOM THREE**

12' 6" x 7' 11" (3.81m x 2.41m)

Window to front aspect, carpet flooring, inset spot lights, vertical radiator, fitted mirrored wardrobes.

#### **BEDROOM FOUR/STUDY/OFFICE**

9' 11" x 7' 5" (3.02m x 2.26m)

Window to front aspect, carpet flooring, inset spot lights, radiator.



### **BATHROOM**

8' 6" x 5' 11" (2.59m x 1.80m)

Panelled 'P' shape bath with shower over bath, vanity sink unit and low level WC. Window to side aspect, vinyl flooring, centre light. Part tiled walls, cupboard housing boiler.

### **FIRST FLOOR LANDING**

Doors to:

### **BEDROOM ONE**

15' 11" x 15' 2" narrowing to 8' 1" (4.85m x 4.62m narrowing to 2.46m)

Window to rear aspect, laminate flooring, inset spot lights, radiator, eaves storage.

### **BEDROOM TWO**

14' 3" x 8' 1" (4.34m x 2.46m)

Roof light, laminate flooring, centre light, radiator, eaves storage.

### **WC**

5' 2" x 4' 0" (1.57m x 1.22m)

Laminate flooring, inset spot lights, combination vanity unit.

### **EXTERIOR**

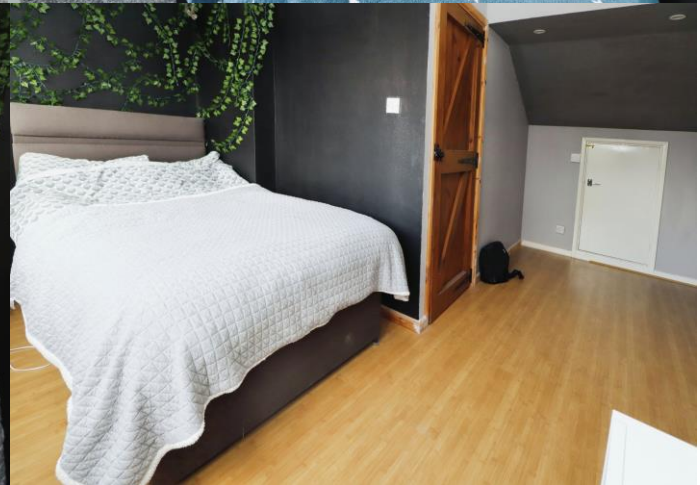
#### **FRONT**

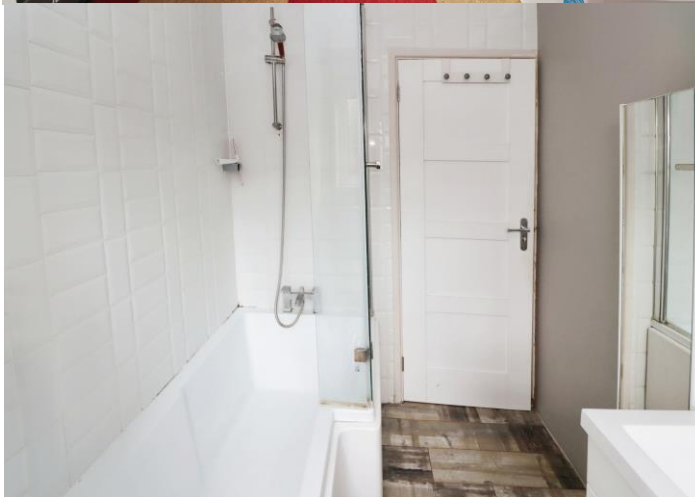
Off road parking for three vehicles, side access to garden.

#### **REAR**

Laid to lawn with patio above, fenced borders, garden shed and greenhouse.

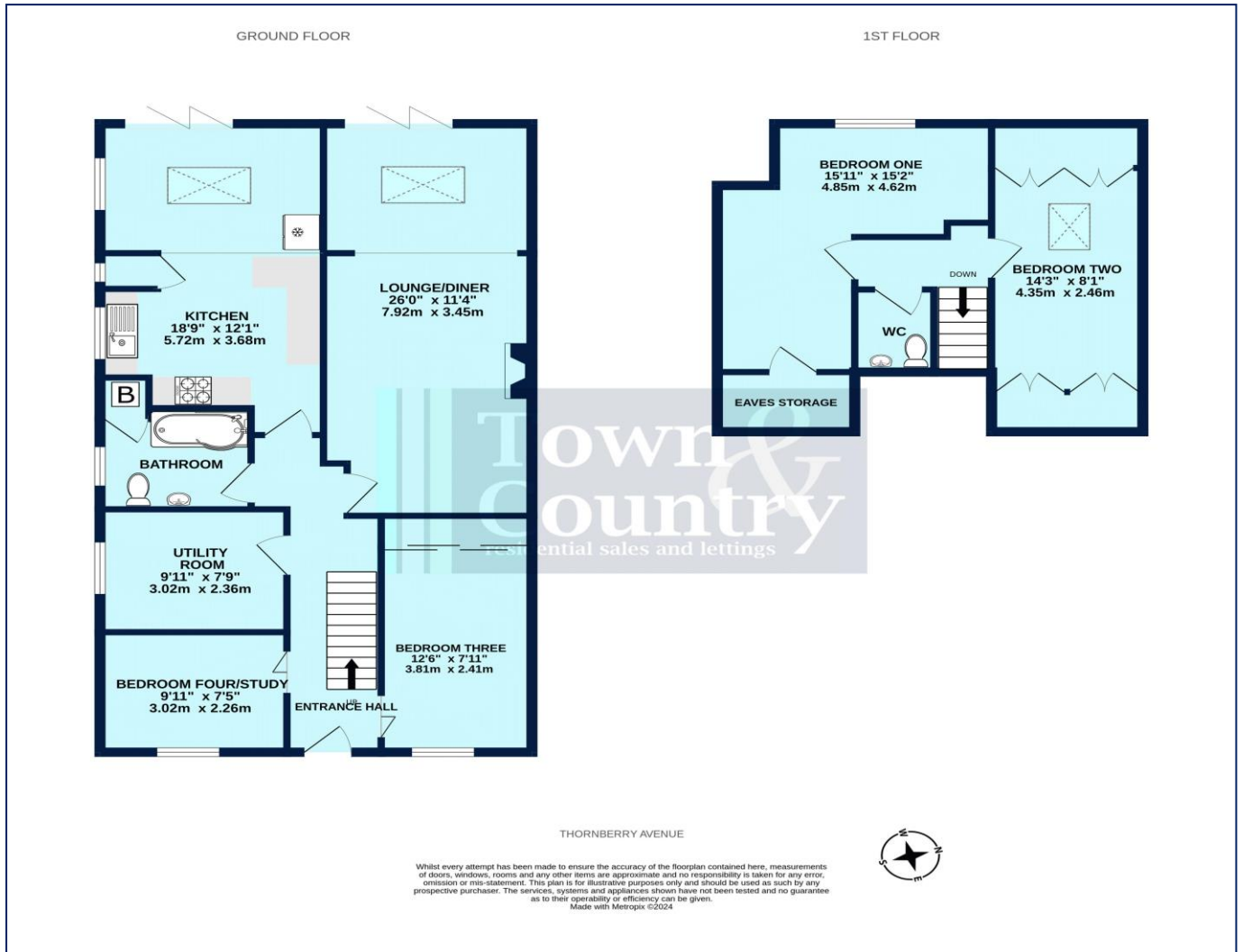












Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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