

**Firmin Gardens, Thorrington  
CO7 8GJ  
Guide Price £400,000 - £430,000  
Freehold**

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- **IMMACULATE THREE BEDROOM DETACHED BUNGALOW**
- **BUILT BY RENOWNED LOCAL BUILDERS VAUGHN & BLYTH**
- **FULLY INTEGRATED KITCHEN/DINER**
- **TWO BATHROOMS**
- **TASTEFULLY DECORATED THROUGHOUT**
- **6 YEARS REMAINING ON NHBC**
- **GARAGE, DRIVEWAY AND EXTRA PARKING FOR MOTORHOME/CARAVAN/BOAT**
- **NON-ESTATE PRIVATE ROAD**
- **QUIET CUL-DE-SAC-LOCATION**

Welcome to Firmin Gardens Guide Price £400,000-£430,000

This beautiful three bedroom detached home is situated at the end of a Cul-de-sac within a small collection of stunning bungalows, built just 4 year ago, by renowned local builders Vaughan & Blyth.

Known for their high specification build quality and fitments this bungalow is no exception.

Large and light reception room, fully integrated kitchen with Neff appliances, luxury bathroom and En suite plus an oversized garage and plenty of extra parking both on the driveway and to the side.

The impressive 1/4 of an acre plot with a landscaped rear garden which backs on to fields is a gardeners' dream. Ideally located within easy reach of train stations, local shops and major road links.

**LIFE ON ONE LEVEL AT ITS FINEST**



The accommodation with approximate room sizes are as follows:

**ENTRANCE HALL**

Entrance door, airing cupboard, radiator.

**KITCHEN/DINER**

19' 4" x 9' 10" (5.89m x 2.99m)

Range of base, drawer and eye levels units. Work tops inset stainless steel sink and drainer unit and four ring electric hob with extractor over. Integrated appliances include Neff oven and grill, Neff fridge/freezer and Neff washing machine. Window to rear aspect.

**LOUNGE**

15' 9" x 13' 1" (4.80m x 3.98m)

French doors leading to rear garden, two windows to rear, radiator.

**BEDROOM ONE**

12' 2" x 12' 0" (3.71m x 3.65m)

Box bay window to front aspect, radiator. Door to:

**EN-SUITE SHOWER ROOM**

8' 4" x 3' 10" (2.54m x 1.17m)

Double shower cubicle, low level WC and wash hand basin, heated towel rail. Obscure window to side aspect.

**BEDROOM TWO**

11' 0" x 10' 6" (3.35m x 3.20m)

Window to front aspect, radiator.



### **BEDROOM THREE**

11' 5" x 9' 0" (3.48m x 2.74m)

Window to side aspect, radiator. Currently being used as a dining room.

### **BATHROOM**

9' 10" x 7' 1" (2.99m x 2.16m)

Panelled bath with shower attachment over, low level WC and wash hand basin, heated towel rail. Obscure window to side aspect.

### **EXTERIOR**

#### **FRONT**

Block paved driveway providing off street parking and leading to entrance door and garage. Grass frontage with shrub border. Shingle driveway leading to additional parking for caravan/motor home/boat.

#### **REAR**

The rear garden commences with paved patio area, remainder laid to lawn.

#### **GARAGE**

Electric up and over door, courtesy door to side.

The property sits on 1/4 acre plot.

### **AGENT'S NOTES**

The property benefits from:

An alarm system

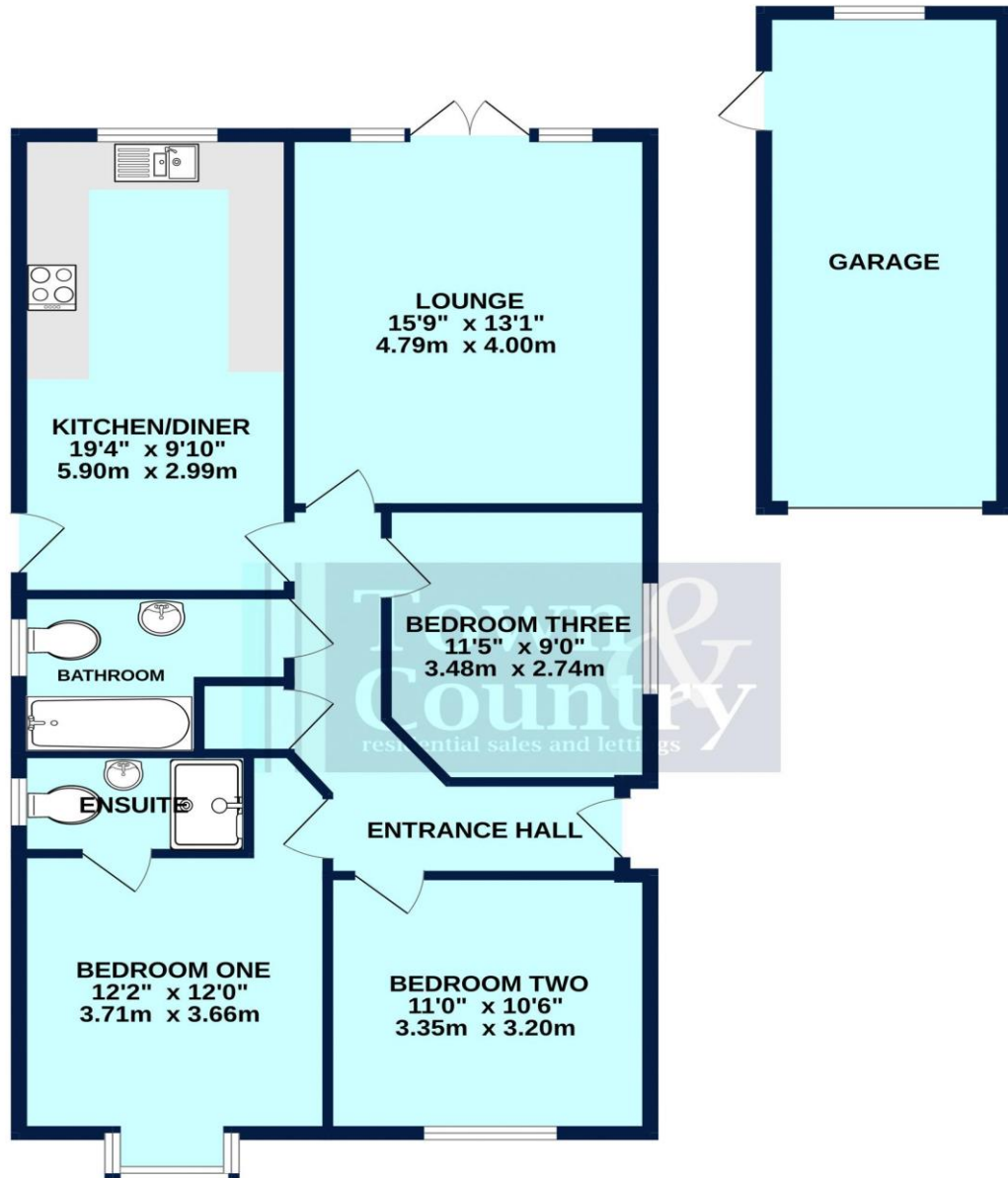
6 years remaining on the NHBC







GROUND FLOOR  
1150 sq.ft. (106.8 sq.m.) approx.



FIRMIN GARDENS

TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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