

**Church Road, Thorrington
CO7 8HP
£365,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
www.townandcountryresidential.co.uk**



- **READY TO MOVE INTO DETACHED BUNGALOW**
- **THREE BEDROOMS**
- **LOUNGE**
- **LARGE KITCHEN**
- **CONSERVATORY**

- **MATURE WELL STOCKED GARDEN**
- **LARGE SUMMER HOUSE**
- **23' WORKSHOP**
- **GARAGE AND CARPORT**
- **EXCELLENT VILLAGE LOCATION**

DECEPTIVLY SPACIOUS THREE BEDROOM DETACHED BUNGALOW WITH HUGE WORKSHOP, SUMMER HOUSE, GARAGE & CARPORT. LOCATED ON A LEAFY ROAD IN THE CENTRAL VILLAGE OF THORRINGTON WITHIN EASY REACH OF TWO TRAIN STATIONS, OFSTED PRE-SCHOOLS, A12 ACCESS AND BUS ROUTES.

Take a look inside this spacious family bungalow and you will find versatile accommodation including a large bright lounge with direct access to the incredibly manicured and well stocked garden, a stunning kitchen which flows beautifully into the conservatory currently used as a dining room and three good size bedrooms plus a stylish family bathroom are just some of the highlights that this impeccably presented home has to offer.

The rear SOUTH FACING garden truly excels, boasting an attractive garden which is packed with trees, shrubs and flowers – a beautiful space for recreation and outdoor dining. The huge workshop, along with a summer house which has been tastefully adapted and insulated to create a bar and out door entertaining space is a real treat – it could easily be utilised as a home office or craft room. A dedicated carport, off-street parking and a garage, ensures ample parking for vehicles, caravan or boat storage.

This charming bungalow successfully combines peaceful residential living yet within easy reach of the local fully stocked shop/post office, pub, and train also bus and road link being very accessible. A QUALITY BUNGALOW WITH BEAUTIFUL GARDEN, WORKSHOP AND AN ABUNDANCE OF PARKING.



The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

16' 0" x 11' 11" (4.87m x 3.63m)

KITCHEN

13' 1" x 12' 4" (3.98m x 3.76m)

DINING AREA

12' 2" x 10' 10" (3.71m x 3.30m)

BEDROOM ONE

13' 0" x 10' 0" (3.96m x 3.05m)

BEDROOM TWO

10' 0" x 8' 7" (3.05m x 2.0m)

BEDROOM THREE

10' 0" x 8' 7" (3.05m x 2.61m)

BATHROOM

8' 10" x 6' 0" (2.69m x 1.83m)



EXTERIOR

SUMMER HOUSE

WORKSHOP

23' 0" x 8' 3" (7.01m x 2.51m)

GARAGE

16' " x 8' 3" (4.95m x 2.51m)

CAR PORT

12' 11" x 8' 3" (3.93m x 2.51m)











Floor Plan
Floor area 92.5 sq.m. (996 sq.ft.)

Outbuilding
Floor area 42.5 sq.m. (457 sq.ft.)

Total floor area: 135.0 sq.m. (1,453 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's