



Nursery Gardens, Thorrington, Colchester, Essex. CO7 8FB
Offers In Excess Of £600,000 Freehold



Welcome to Nursery Gardens, Thorrington

NESTLED IN THE CORNER OF AN EXCLUSIVE PRIVATE CUL-DE-SAC OF NURSERY GARDENS, WE BRING TO THE MARKET THIS EXECUTIVE FOUR BEDROOM DETACHED BUNGALOW BACKING ONTO PADDOCKS.

A delightful property that has been meticulously upgraded and improved by the current owner both inside and out.

A thoughtfully designed home with a layout offering space for all the family, including a large lounge which leads directly into the conservatory overlooking the well stocked garden, beautifully designed and well - equipped kitchen/breakfast room, newly refurbished family bathroom complete with roll top bath, and a principal bedroom with En-suite. Of particular note is the bespoke fitted office/3rd bedroom – an ideal space if a work from home solution is a priority.

A fabulous highlight to this home is the attached “ANNEXE STYLE” lounge and bedroom directly off of the main lounge, offering an ideal solution for guests, elderly family members or a private teenage space, which could be easily adapted to create a self contained unit.

The 30ft purpose built workshop which sits neatly to the side of the property, is again a super asset to the property and is fitted with secure roller shutters - an ideal hobbyist retreat!

The outside space is equally appealing with a fully stocked private garden, patio area and an unoverlooked position which backs onto paddocks. Parking is in abundance with a smart blocked paved frontage and of course the triple garaging. There is also a handy hard standing area to the side for extra parking.

Situated in a semi-rural location in the village of Thorrington, which is just a short drive to the neighbouring village of Great Bentley which offers a mainline railway station with links to London Liverpool Street. Major road links are also within easy reach. So many additional touches that makes this bungalow unique. If you are seeking LIFE ON ONE LEVEL WITHOUT THE COMPROMISE OF SPACE AND STYLE, then a viewing is essential.



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ACCOMMODATION IN BRIEF:

ENTRANCE HALL

LIVING ROOM

15' 7" x 14' 0" (4.75m x 4.26m)

CONSERVATORY

13' 1" x 12' 2" (3.98m x 3.71m)

KITCHEN

15' 7" x 11' 8" (4.75m x 3.55m)

UTILITY ROOM

7' 10" x 5' 3" (2.39m x 1.60m)

PRINCIPAL BEDROOM

19' 2" x 11' 8" (5.84m x 3.55m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

13' 11" x 9' 1" (4.24m x 2.77m)

BEDROOM THREE

10' 4" x 7' 10" (3.15m x 2.39m)

FAMILY BATHROOM

9' 1" x 5' 6" (2.77m x 1.68m)

ANNEXE AREA

LOUNGE

12' 3" x 10' 2" (3.73m x 3.10m)

ANNEXE BEDROOM

10' 2" x 9' 10" (3.10m x 2.99m)

EXTERIOR

TRIPPLE GARAGE/WORKSHOP

30' 1" x 17' 5" (9.16m x 5.30m)

AGENT'S NOTES

Alarmed
Gas Central Heating
Double Glazing
EV Charging Port



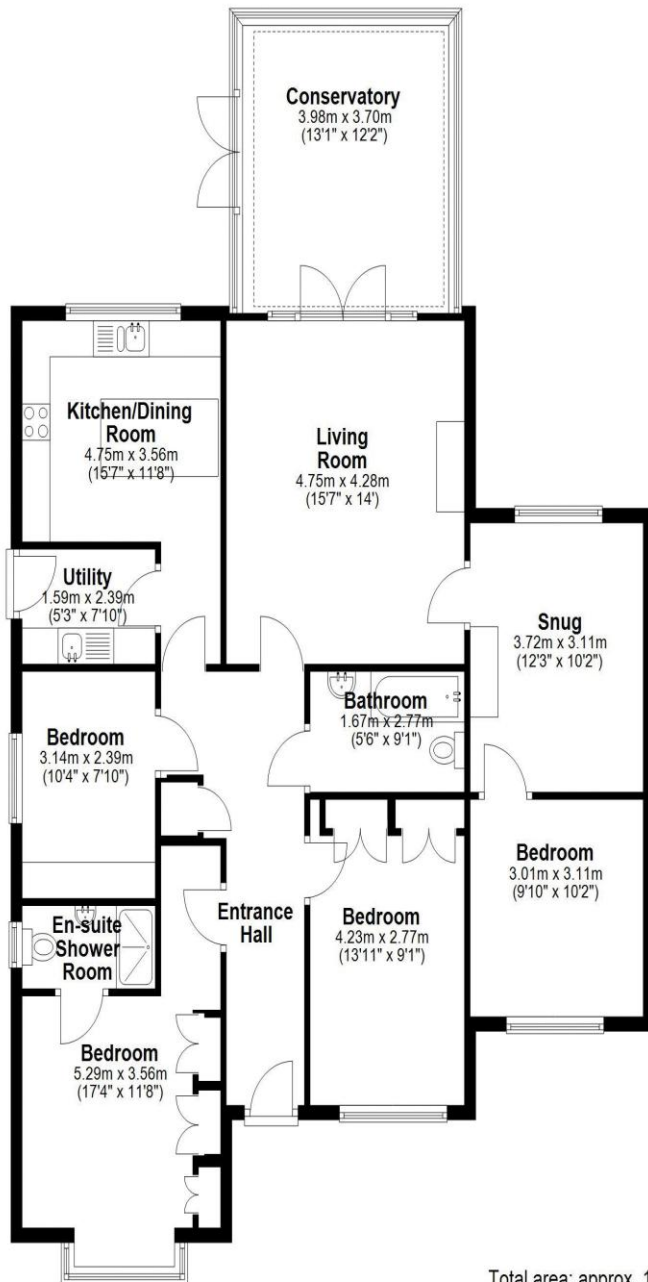






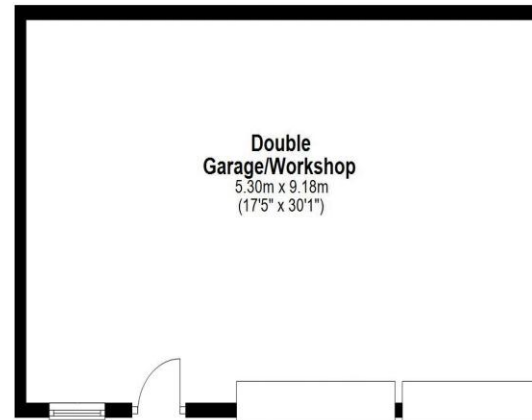
Ground Floor

Approx. 129.7 sq. metres (1396.0 sq. feet)



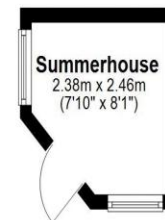
Outbuilding

Approx. 48.6 sq. metres (523.3 sq. feet)



Outbuilding

Approx. 5.2 sq. metres (56.0 sq. feet)



Total area: approx. 183.5 sq. metres (1975.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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