



Sunnydene, Station Road
Thorington, CO7 8JA

Guide price £500,000 Freehold



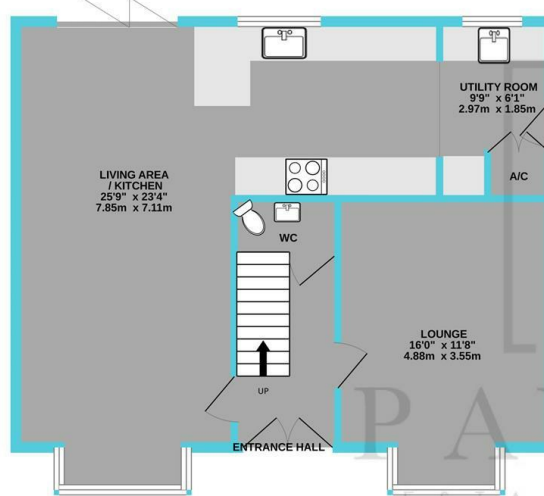
PAVEYS
ESTATE AGENTS

GUIDE PRICE £500,000-£550,000 NO ONWARD CHAIN!

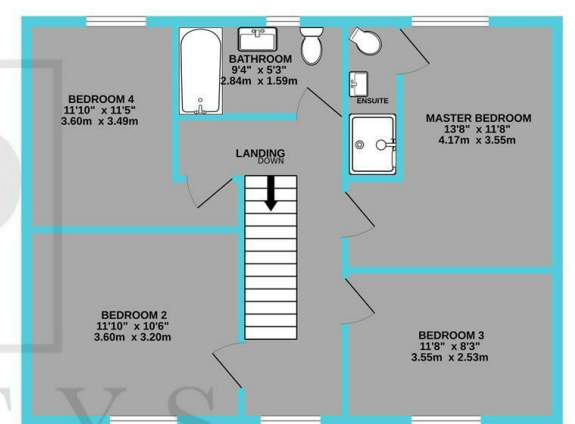
Paveys have the pleasure in offering for sale this EXECUTIVE DETACHED FAMILY HOME with generous driveway, landscaped gardens and detached multi purpose outbuilding. This beautiful property has been renovated to a very high specification thus creating a gorgeous bright and spacious family home that is ready to move into. The ground floor accommodation offers a formal lounge, 25ft kitchen dining family area with bi fold doors to the garden, modern kitchen with attached utility area and premium integrated appliances. On the first floor there are four well appointed double bedrooms with luxurious ensuite shower room and family bathroom. There is a sweeping gravel driveway to the front providing ample off road parking. The landscaped rear garden has a generous resin driveway, large lawn area and detached outbuilding which would make perfect use as a home office or hobby room. The rural village of Thorrington has a village hall, public house, medieval church and convenience store. An internal viewing is highly recommended, call Paveys to arrange your appointment to view.




GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.




1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.2 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

ENTRANCE HALL

Double composite doors to front aspect, LVT flooring, smooth ceiling, spot lights, stair flight to First Floor, radiator.

LOUNGE 16' x 11'8 (4.88m x 3.56m)

Double glazed box bay window to front, fitted carpet, smooth ceiling, radiator.

CLOAKROOM

Modern white suite comprising low level WC and vanity was hand basin. LVT flooring, smooth ceiling, heated towel rail.

LIVING AREA / KITCHEN 25'9 x 23'4 (7.85m x 7.11m)

Double glazed box bay window to front, double glazed bi fold doors to rear garden, LVT flooring, smooth ceiling, spot lights, radiators, open access to Kitchen.

Newly fitted kitchen comprising of over and under counter units, matching full height cabinets, Corian work tops and upstands, inset undermount sink with mixer tap. Range of new appliances including double eye level oven, electric hob, extractor, integrated dishwasher and integrated fridge freezer. Double glazed window to rear overlooking the garden, LVT flooring, smooth ceiling, spot lights, under unit lighting, open access to Utility Area.

UTILITY AREA

Matching under counter units, Corian work tops, ceramic butler sink, integrated washing machine and tumble dryer. Double glazed window to rear overlooking the garden, frosted double glazed door to side, airing cupboard housing newly installed Samsung Air Source Heat Pump (not tested by Agent).

FIRST FLOOR

FIRST FLOOR LANDING

Spacious landing with double glazed window to front with field views, fitted carpet, smooth ceiling, spot lights, loft hatch, radiator.

MASTER BEDROOM 13'8 x 11'8 (4.17m x 3.56m)

Double glazed window to rear with field views, fitted carpet, smooth ceiling, door to Ensuite, radiator.

ENSUITE TO MASTER BEDROOM

Modern white suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle with tiling. LVT flooring, smooth ceiling, spot lights, heated towel rail.

BEDROOM TWO 11'10 x 10'6 (3.61m x 3.20m)

Double glazed window to front, fitted carpet, smooth ceiling, radiator.

BEDROOM THREE 11'8 x 8'3 (3.56m x 2.51m)

Double glazed window to front, fitted carpet, smooth ceiling, radiator.

BEDROOM FOUR 11'10 x 11'5 (3.61m x 3.48m)

Double glazed window to rear with field views, fitted carpet, smooth ceiling, radiator.

BATHROOM 9'4 x 5'3 (2.84m x 1.60m)

Modern white suite comprising low level WC, wall mounted vanity wash hand basin and bath with shower, screen and tiling. LVT flooring, smooth ceiling, spot lights, heated towel rail.

OUTSIDE FRONT

The property is approached by a sweeping shingle driveway providing ample off road parking with a five bar gate leading to the rear of the property. Additionally there is a lawn area with raised flower bed, exterior lighting and gated access to the rear garden.

OUTSIDE REAR

Fully enclosed, private garden with generous resin patio area. The remainder is laid to lawn with retaining panel fencing, pathway to the detached outbuilding, five bar gate to the front, gated side access to the front.

DETACHED OUTBUILDING/HOME OFFICE 19'3 x 18'5 (5.87m x 5.61m)

A wonderful, multi purpose brick built outbuilding located at the end of the garden. Double glazed doors and windows, pitched and tiled roof, power and light connected (not tested by Agent), loft hatch.

IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: F

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.