



**Church Road, Thorrington, CO7 8HE**  
**£525,000 Freehold**

**AN EXQUISITE THREE BEDROOM TWO RECEPTION DETACHED  
ESTABLISHED HOUSE NESTLED IN THIS LOVELY VILLAGE POSITION  
OVERLOOKING A PLAYING FIELD**

This beautiful family home was originally constructed circa 1907 and has undergone a sympathetic rear double story extension approximately thirty years ago, improving the accommodation on both floors.

The present owner has been in residence since 2017 and in that time has carried out a modernisation and decoration programme, making it the outstanding property it is today.

The property is accessed from the side opening into a generous light and airy hallway which leads to a comfortable conservatory/garden room overlooking the established and generous rear garden.

The living room has a cosy feel and opens to a dining area. Beyond this is a modern well appointed kitchen with a walk in pantry. A ground floor cloakroom also exists for convenience.

The first floor has three double bedrooms, the principal bedroom having a modern En-suite, whilst a spacious family bathroom serves the two other bedrooms.

Outside the gravel/stone driveway allows ample parking and access to a garage.

The rear garden is generous with a large patio for those family gatherings entertainment and barbeques.



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## GROUND FLOOR

### ENTRANCE HALLWAY

### LIVING ROOM

13' 11" x 12' 1" (4.24m x 3.68m)

### DINING ROOM

12' 1" x 10' 10" (3.68m x 3.30m)

### KITCHEN

13' 0" x 10' 6" (3.96m x 3.20m)

### CONSERVATORY

14' 9" x 10' 10" (4.49m x 3.30m)

### CLOAKROOM

## FIRST FLOOR

### FIRST FLOOR LANDING

### BEDROOM ONE

12' 0" x 11' 0" (3.65m x 3.35m)

### EN-SUITE SHOWER

10' 6" x 5' 7" (3.20m x 1.70m)

### BEDROOM TWO

16' 6" x 9' 2" (5.03m x 2.79m)

### BEDROOM THREE

12' 2" x 9' 10" (3.71m x 2.99m)

### FAMILY BATHROOM

7' 3" x 6' 9" (2.21m x 2.06m)

## EXTERIOR

### FRONT GARDEN

Of good size laid mainly to stones/shingle with shrubs.

Access to side with further access to garage.

### GARAGE

17' 5" x 8' 4" (5.30m x 2.54m)

Up and over door with power and lighting connected.

### REAR GARDEN

Large paved patio area, side access to both sides, laid mainly to lawn with established flower beds and borders, further patio area and timber shed.

Built in boiler cupboard with Vaillant gas boiler. Power and lighting, work top with space for tumble dryer and freezer.

Garden Store (12'7 x 8'2)  
Recessed lighting, windows to two elevations and panel glazed double doors to garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



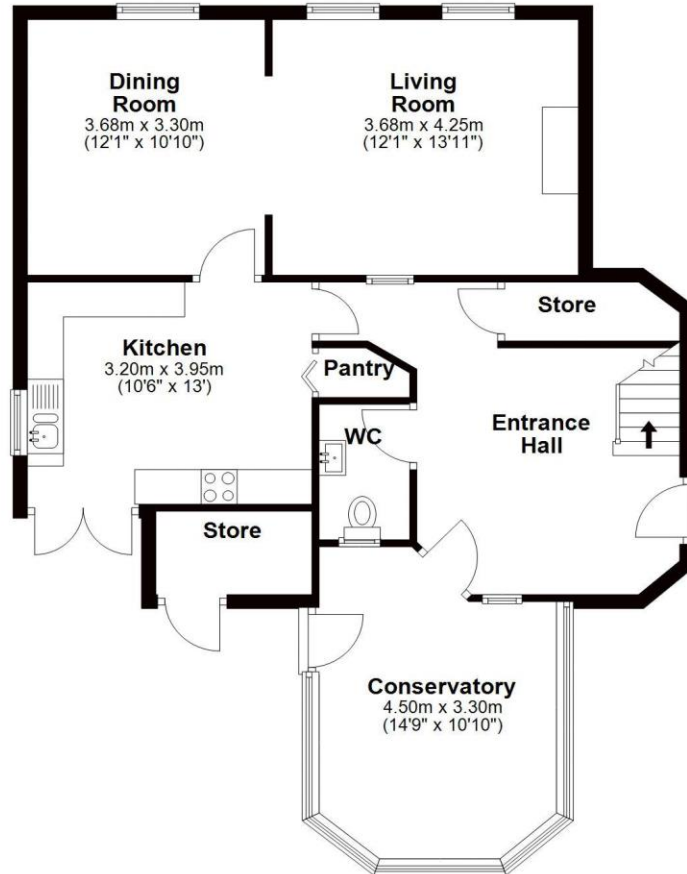






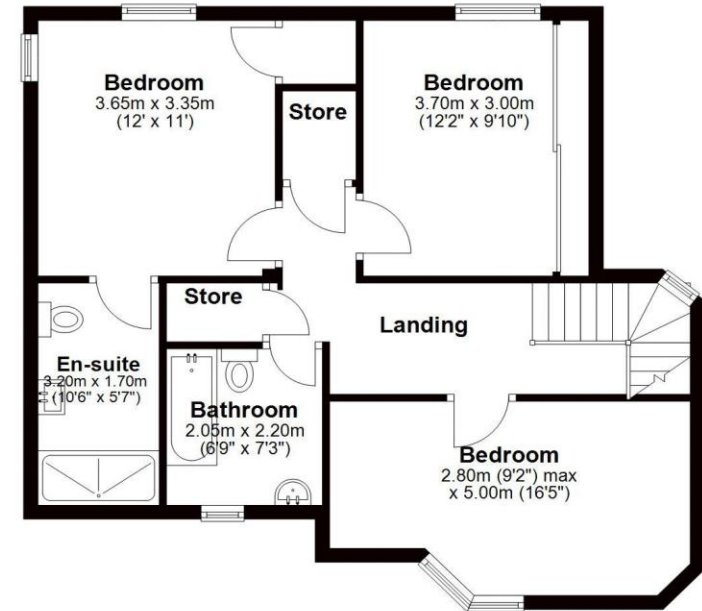
### Ground Floor

Approx. 79.1 sq. metres (851.5 sq. feet)



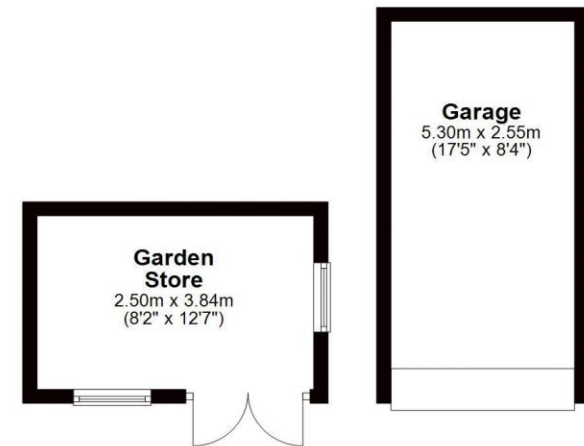
### First Floor

Approx. 62.5 sq. metres (672.3 sq. feet)



### Outbuilding

Approx. 23.1 sq. metres (248.8 sq. feet)



Total area: approx. 164.7 sq. metres (1772.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Church Road



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