



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

**Town & Country**  
residential sales and lettings

## 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/3<sup>rd</sup> 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 currently utilised for motor home 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.



**Nursery Gardens, Thorrington, Colchester, Essex. CO7 8FB**

## 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

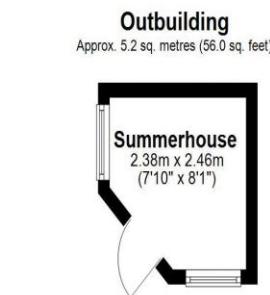
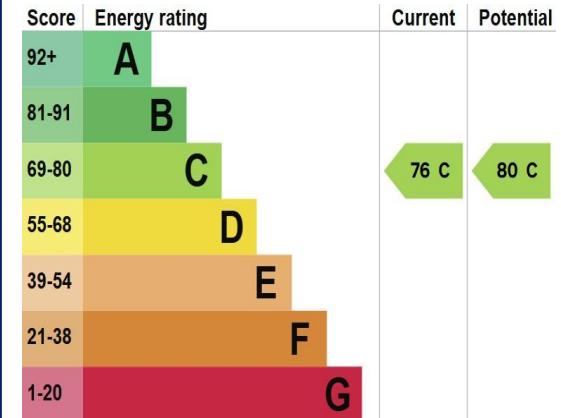
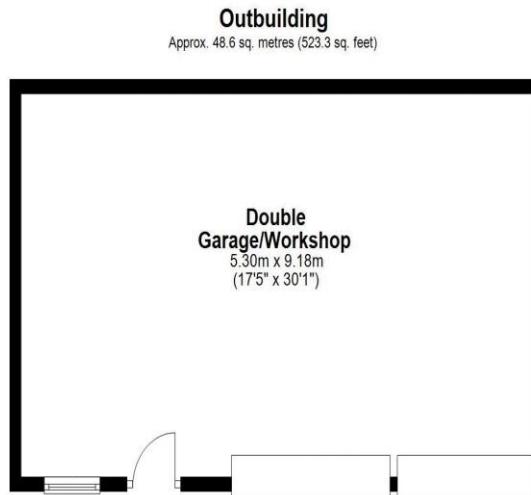
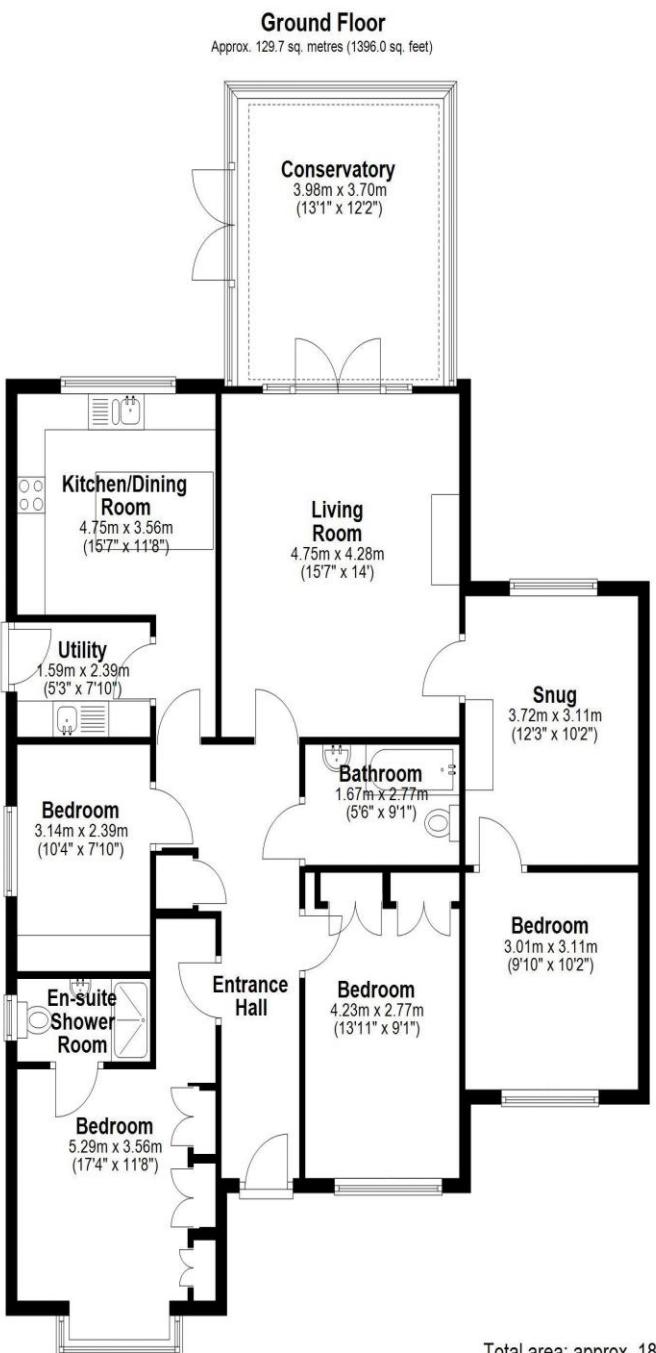


**Nursery Gardens, Thorrington, Colchester, Essex. CO7 8FB**









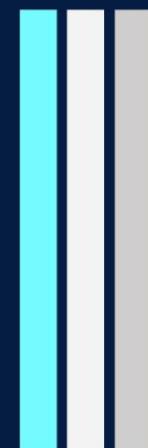
This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness 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.



9 Osbornes Court, Victoria Place  
Brightlingsea, Essex CO7 0EB

Tel: 01206 302288

[property@townandcountryresidential.co.uk](mailto:property@townandcountryresidential.co.uk)  
[www.townandcountryresidential.co.uk](http://www.townandcountryresidential.co.uk)



Town & Country  
residential sales and lettings



These sale particulars have been prepared as a general guide and their accuracy is not guaranteed. Room sizes are not to be relied on. A survey has not been carried out nor has the plumbing, heating and electrics or appliances been tested. Floor plans are for illustration purposes only and not to scale. These details do not form any part of any contract. If there are important matters likely to affect your decision to buy, please contact us before viewing this property and seek appropriate legal advice before entering into any contracts to purchase.