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FOR SALE
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For Sale. 34 Avocet Place
Thorrington, Colchester, Essex CO7 8FH

Incorporating **BS** BIRCHALL
STEEL



34 Avocet Place, Thorrington, Colchester, Essex CO7 8FH

Presented with No Onward Chain is this extremely well presented bungalow located on the popular Avocet Place development in Thorrington. The accommodation on offer includes two double bedrooms, sitting room, conservatory, shower room and kitchen / breakfast room.

There is an enclosed rear garden, off road parking and garage with electronic door.

Estate Charges Apply c £250 / year | The property is exclusively for the over 60's | Restrictive Covenants Apply

Wired Alarm System | Ring Door Bell | Tenure Freehold | Gas Central Heating | EPC B

Council Tax Band D | Restrictive Covenants Apply | Mains Water, Drainage, Gas and Electricity Connected

The developers have secured planning permission for a further phase of construction.



The Home

A storm porch welcomes you to the property and the quality of the finish is immediately apparent, with four panel Oak doors with raised mouldings and polished chrome ironmongery used throughout. The entrance hallway benefits from luxury flooring that continues through to the kitchen / breakfast room, lounge and conservatory beyond.

The well-appointed kitchen / breakfast room features the following integrated NEFF appliances, a double oven, induction hob with accompanying extractor hood, dishwasher, washing machine and fridge / freezer. Ample storage is provided with a good array of cupboards and drawers (in the Shaker style) all set within an attractive worktop.

The master bedroom to the front of the property benefits from a box bay window and there is also a well-proportioned guest double.

The lounge provides access via French Doors to the Conservatory that benefits from, central heating and an opaque finish to the roof. The conservatory provides access to the enclosed rear garden also via French doors.

The shower room features a double shower with mixer hose, hand basin set within a vanity unit, wc and heated towel rail.

The hallway also allows internal access to the garage that benefits from an electronic door.

Outdoor Living

To the front there is a block paved driveway that provides access to the garage.

The enclosed rear garden features a patio adjacent to the property that makes the most of the southerly aspect. The garden itself is mainly laid to lawn.

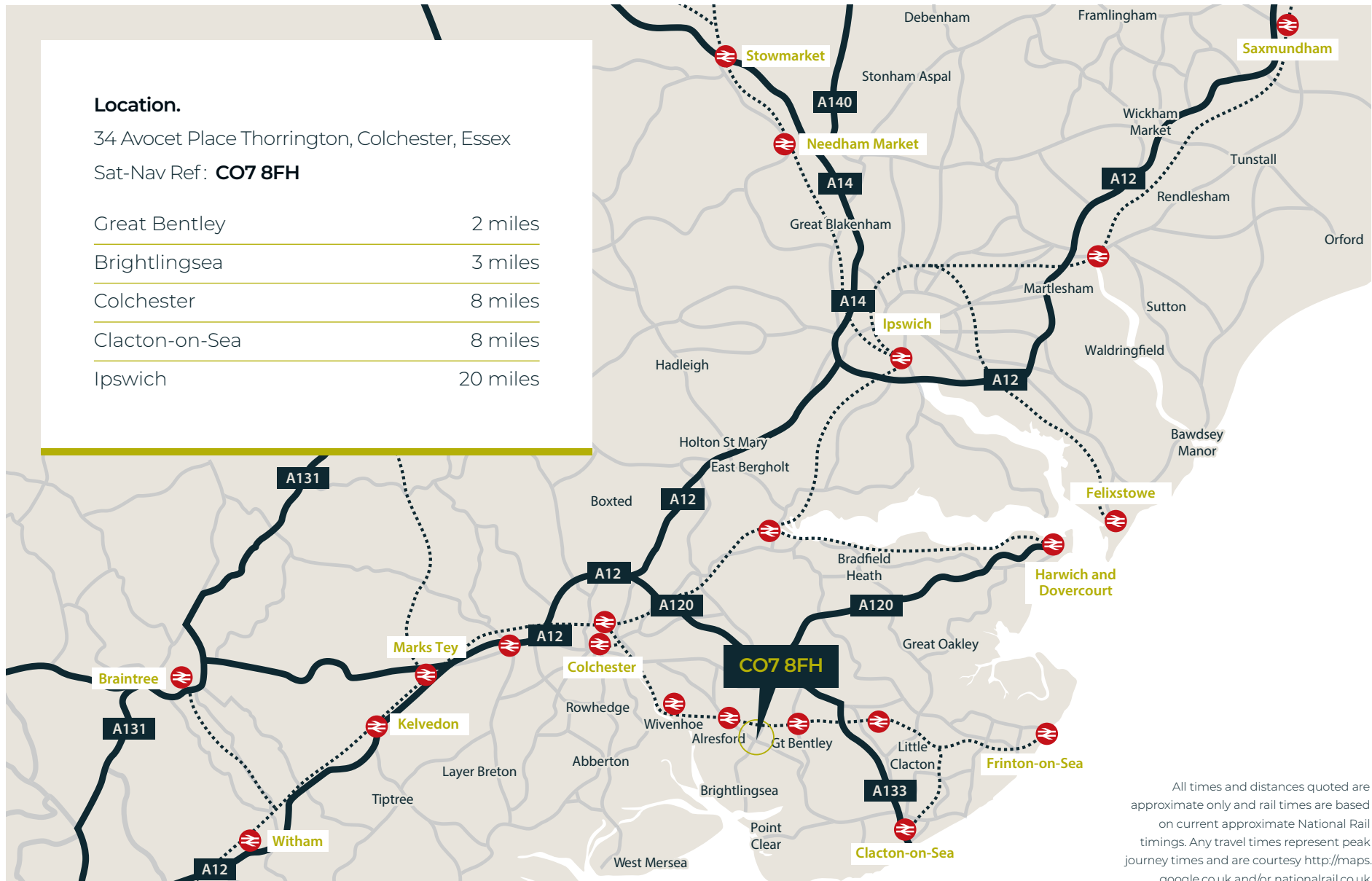


Location.

34 Avocet Place Thorrington, Colchester, Essex

Sat-Nav Ref: **CO7 8FH**

Great Bentley	2 miles
Brightlingsea	3 miles
Colchester	8 miles
Clacton-on-Sea	8 miles
Ipswich	20 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



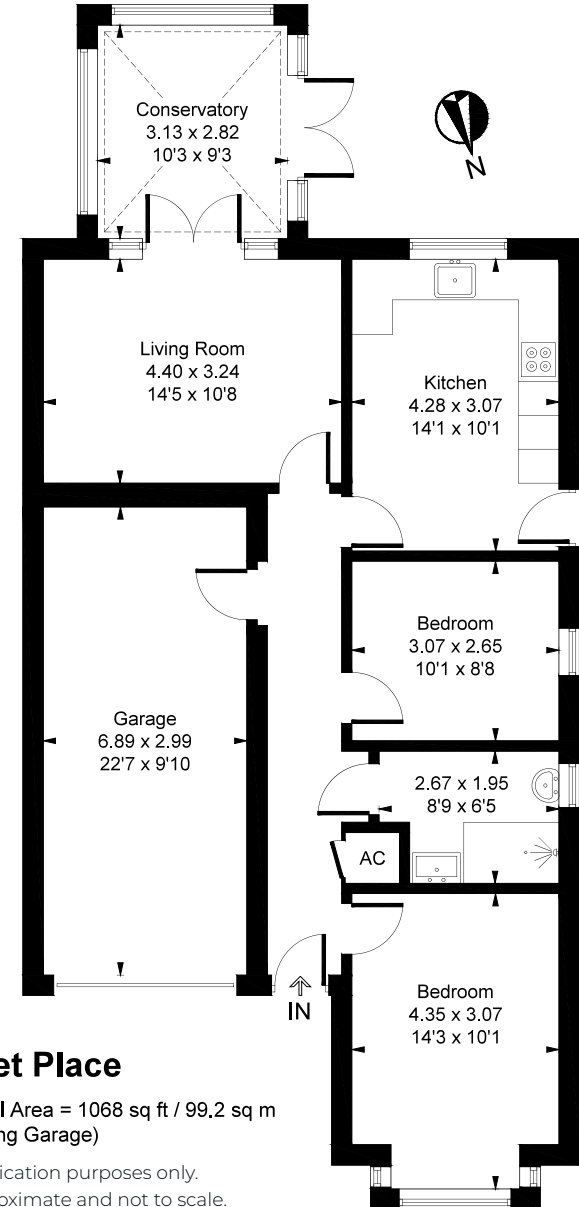
Location

The village of Thorrington has occupied the crossroads of the routes between Brightlingsea, Clacton, Colchester and the surrounding farm and fishing communities for centuries, and is home to the medieval Church of St Mary Magdalen and the attractive Grade 2 listed Tide Mill constructed in 1831.

Within the village, you'll find a convenient post office and local store for everyday needs, a locally-loved recreation ground, and the highly-regarded Red Lion public house which serves great traditional pub food and a fine selection of ales in friendly surroundings.

Colchester is a short drive away providing all the leisure, recreational and shopping facilities expected of a major regional centre.





Avocet Place

Approximate Gross Internal Area = 1068 sq ft / 99.2 sq m
(Including Garage)

Illustration for identification purposes only.
Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered. Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.