Station Road, Thorrington
CO7 8JA
Guide Price £425,000 to £450,000
Freehold







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- **NON-ESTATE VILLAGE LOCATION**
- **GENEROUS 0.18 ACRE PLOT**
- **DETACHED ESTABLISHED BUNGALOW**
- **FOUR BEDROOMS**
- **ONE/TWO RECEPTION ROOMS**
- **LIVING ROOM AND DINING AREA**
- **15'11 KITCHEN/BREAKFAST ROOM**
- **DETACHED DOUBLE GARAGE**
- **VEHICULAR ACCESS TO REAR GARDEN**
- **CONSERVATORY/GARDEN ROOM**

A TRULY UNIQUE DETACHED FOUR BEDROOM ONE/TWO RECEPTION DETACHED BUNGALOW LOCATED IN THIS NON-ESTATE VILLAGE LOCATION

This established spacious home has been owned by the present owners for approximately 25 years. Set out over one level this property offers both versatile and lateral living. Sitting on a plot of approximately 0.18 of an acre the gardens are generous and contain a detached double garage, ideal for the car enthusiast as vehicular access can be gained via a driveway to the side.

Any potential interested party will probably look to modernise and improve the accommodation on offer and will ideally suite someone looking to stamp their identity onto what at the moment represents a blank canvass.

The accommodation currently consists of covered entrance veranda, entrance lobby/porch, 'T' shaped entrance hallway, living room, dining area, kitchen/breakfast room, bathroom, four bedrooms, garden room/conservatory, WC and boiler room. Outside the front garden has a driveway with side access, generous rear garden and detached double garage.

An appointment should be made at your earliest convenience to view the accommodation on offer.

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The accommodation with approximate room sizes are as follows:

ENTRANCE PORCH/LOBBY
5' 4'' x 4' 6'' (1.62m x 1.37m)
Access gained via covered Veranda area, panel glazed entrance door. Double glazed window to front and side elevations, tiled flooring.

ENTRANCE HALLWAY
'T' shaped, walk-in airing cupboard, radiator.

LIVING ROOM
13' 10'' x 13' 10'' (4.21m x 4.21m)
Recessed lighting, feature free standing log burner, double glazed patio doors to garden, radiator. Open plan to dining room.

DINING AREA
14' 3'' x 10' 11'' (4.34m x 3.32m)
Sealed unit windows to front and side elevations, radiator.

KITCHEN/BREAKFAST ROOM
15' 11'' x 10' 7'' (4.85m x 3.22m)
Recessed lighting, two sealed unit windows to conservatory. One and a quarter bowl inset sink unit to work top with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Filter hood inset to canopy over four ring electric hob, inset double electric oven in tall standing storage unit. Space for dishwasher and space for washing machine. Stable style door to conservatory/garden room.




WC
5' 3'' x 3' 5'' (1.60m x 1.04m)
Low level WC, access to Boiler Room.

BOILER ROOM
10' 4'' x 5' 1'' (3.15m x 1.55m)
Power and lighting, floor standing oil fired boiler.

BEDROOM ONE
14' 2'' x 10' 1'' (4.31m x 3.07m)
Sealed unit window to front elevation, range of fitted wardrobe cupboards, radiator.

BEDROOM TWO
14' 4'' x 10' 0'' (4.37m x 3.05m)
Sealed unit window to front elevation, range of fitted wardrobe cupboards, radiator.

BEDROOM THREE
14' 4'' x 7' 11'' (4.37m x 2.41m)
Sealed unit window to front elevation, radiator.

BEDROOM FOUR
10' 9'' x 7' 3'' (3.27m x 2.21m)
Sealed unit window to conservatory, radiator.

BATHROOM

10' 7'' x 6' 1'' (3.22m x 1.85m)

Recessed lighting, sealed unit window to conservatory, drop light switch. Low level WC, pedestal wash hand basin with mixer tap, bidet and corner bath shower unit over bath and tiled splash backs, radiator.

FRONT GARDEN

Laid mainly to lawn, hedging. Off road parking via concrete driveway continuing to side with vehicular access to the rear garden and garage.

DOUBLE GARAGE

24' 9'' x 22' 11'' (7.54m x 6.98m)

Twin electric up and over doors, power and lighting, water tap and adjacent timber/log store.

REAR GARDEN

Crazy paved patio, feature central ornate fish pond with rockery. Predominately laid to lawn with established flower beds and borders. Access to the garage.

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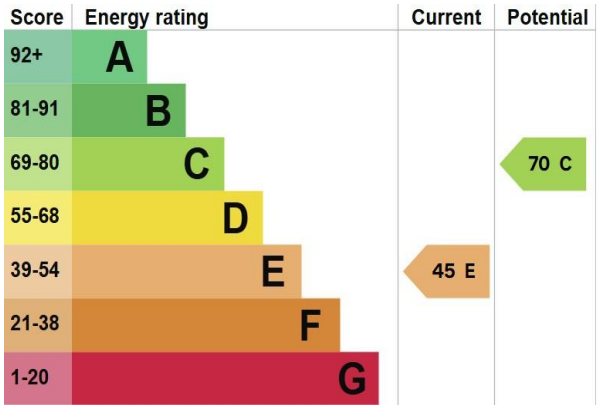



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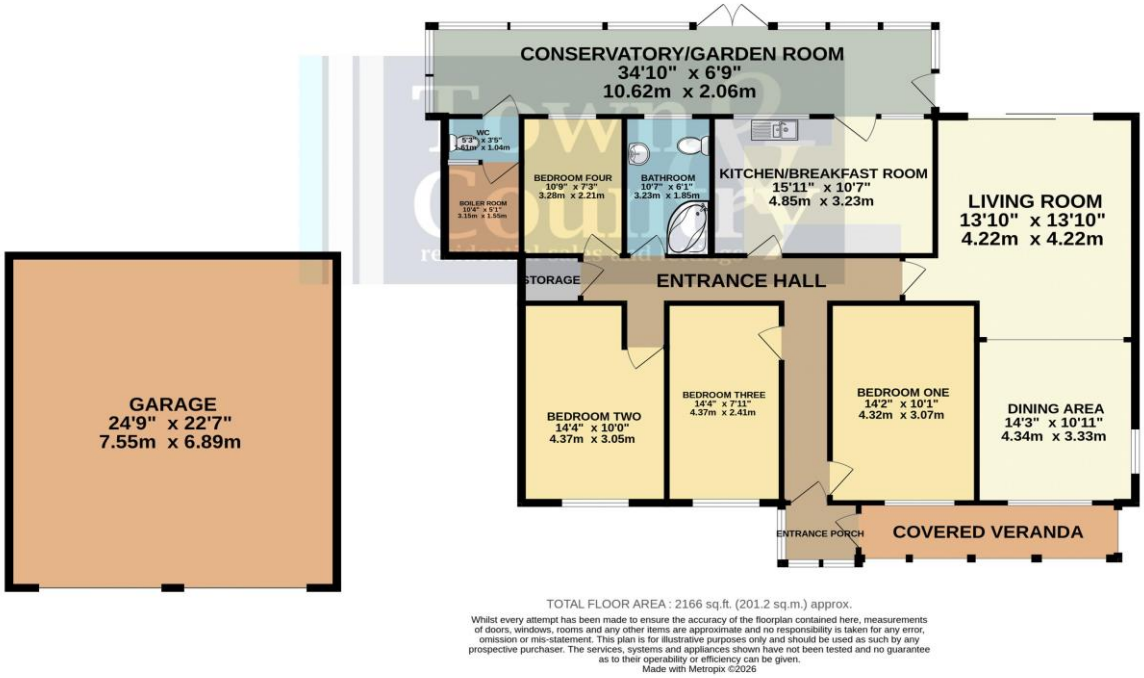


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2166 sq.ft. (201.2 sq.m.) approx.



TOTAL FLOOR AREA : 2166 sq.ft. (201.2 sq.m.) approx.

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