



10 AVOCET PLACE,

THORRINGTON, COLCHESTER, ESSEX. CO7 8FH

NP NICHOLAS
PERCIVAL

An extremely well-presented detached three-bedroom bungalow on the sought-after Avocet Place development, located in the popular village of Thorrington. The property is comprised of a master bedroom with en-suite shower room, family bathroom, kitchen, lounge, conservatory, single garage, off road parking and enclosed rear garden.

Approximately 8 years remaining NHBC warranty.

EPC B | Gas Central Heating | Ring Door Bell | Water Softener

Annual Management Charge of £250 per annum applies | Council Tax Band D



Property

The property is approached via a block paved driveway that provides off-road parking for at least three vehicles as well as access to the garage.

On entering the property, the entrance hall way benefits from luxury vinyl tiled flooring that continues through to the kitchen.

The well-appointed kitchen features integrated Siemens oven, microwave and warming drawer, integrated Siemens Induction Hob, Integrated NEFF Dishwasher and Washing Machine, Integrated Fridge Freezer, Tumble Dryer and Extractor Hood. Ample storage is provided with a good array of cupboards and drawers all set within an attractive 'butchers block style' oak work top.

The master bedroom to the front of the property benefits from a box bay window and en-suite shower room with shower cubicle, toilet and hand basin set within a vanity unit. Bedrooms two and three are both doubles with the second bedroom to the front currently being used as a study. The four-piece family bathroom features a bath with shower mixer hose, separate shower cubicle, hand basin set within a vanity unit and toilet. The lounge provides access via French Doors to the Conservatory that benefits from Luxury Vinyl Tiled floor, central heating and an opaque finish to the roof. The conservatory provides access to the enclosed rear garden also via French doors.

Outside

The garage benefits from an electronic up and over door, is partially boarded (with ladder), and has a personnel door to the side providing access the garden. The garage also provides space for a work bench.

Gated side access to both the left- and right-hand side of the property allow access to the rear garden that is mainly laid to lawn with two separate patio areas, one adjacent to the conservatory and one to the rear of the garage. There is also a garden shed providing useful additional storage space.

Situation

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.

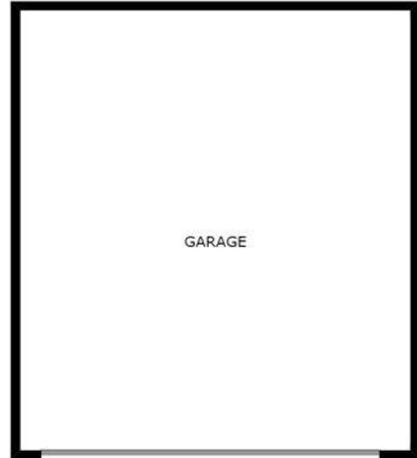
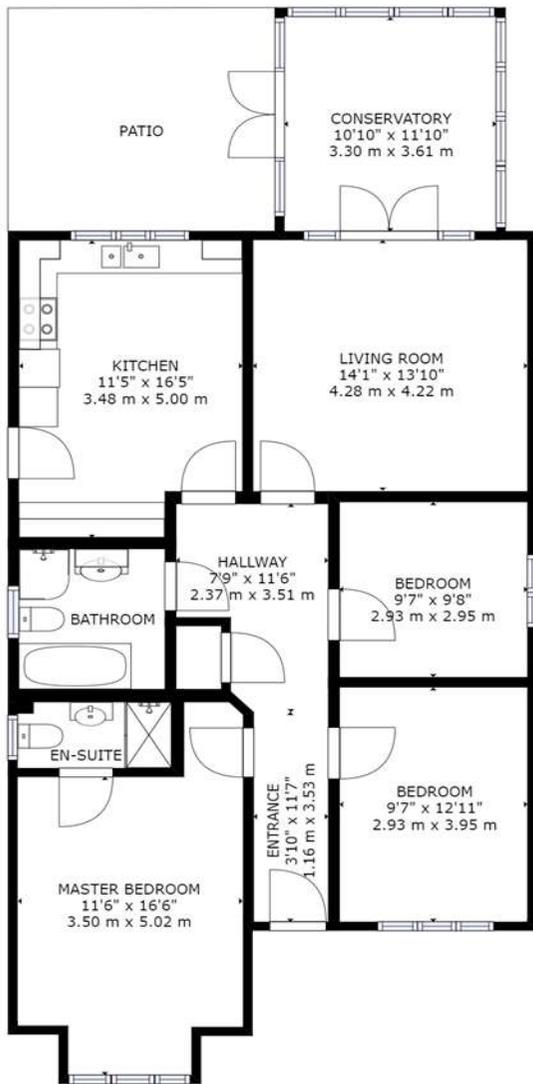
Within the village, you'll find a convenient post office and local store for everyday needs, a locally-loved recreation ground, and the highly-regarded Red Lion public house which serves great traditional pub food and a fine selection of ales in friendly surroundings. Colchester is a short drive away providing all the leisure, recreational and shopping facilities expected of a major regional town.

Agents Note

An annual management charge of £250 applies.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, gas, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Tendring District Council, **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of;



GROSS INTERNAL AREA
 FLOOR 1: 1066 sq. ft, 99 m², EXCLUDED AREAS:
 CONSERVATORY: 129 sq. ft, 12 m²
 TOTAL: 1066 sq. ft, 99 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Nicholas Percival
 Beacon End Farmhouse, London Road,
 Stanway, Colchester, Essex. CO3 0NQ
 T: 01206 563222 E: sales@nicholaspercival.co.uk
 www.nicholaspercival.co.uk

Want an instant online valuation of your property?

Simply scan the QR Code to the right.



NP NICHOLAS PERCIVAL

Chartered Surveyors, Estate Agents & Commercial Property