



Kirkwall

52 Abbey Crescent | Thorpe-le-socken | CO16 0LH

FINE & COUNTRY









STEP INSIDE

Kirkwall

Welcome to this stunning four-bedroom detached extended bungalow, offering spacious and luxurious living in a private Road. As you step inside, you'll be greeted by an abundance of natural light and a sense of space that permeates throughout.

The bungalow boasts four generously sized double bedrooms, providing ample room for families or those who appreciate extra space for guests or a home office. The open-plan luxury fitted kitchen is a chef's dream, featuring a stylish and modern design, high-end appliances, and ample storage space. It seamlessly flows into the dining area, creating the perfect space for entertaining friends and family.

One of the standout features of this property is the folding doors that lead to the beautifully landscaped garden. This creates a seamless transition from indoor to outdoor living, allowing you to fully enjoy the picturesque surroundings and make the most of the outdoor space.

In addition to the spacious bedrooms and stunning kitchen, this bungalow also offers a bright and airy living room, modern bathrooms including a family bathroom, and a utility room. The utility room provides a practical and convenient space for laundry appliances and extra storage, while the family bathroom is tastefully appointed, offering a relaxing retreat for the whole family.

To ensure maximum comfort, the kitchen and living areas feature underfloor heating, providing a warm and cosy atmosphere. Imagine stepping onto warm floors on chilly mornings or enjoying a comfortable ambiance while spending time with loved ones in the heart of the home.

Trendy radiators are also installed throughout the rest of the property, combining style and functionality. These radiators efficiently heat each room while adding a contemporary and sleek aesthetic to the overall design. They blend seamlessly with the bungalow's modern interior, creating a cohesive and stylish look.

Additionally, the property boasts ample parking at the front and side of the house, ensuring that you and your guests will always have convenient and secure parking options.

Overall, this four-bedroom detached extended bungalow combines modern luxury, spacious living, and a beautifully landscaped garden. With its additional features including underfloor heating in the kitchen and living areas, trendy radiators throughout, a utility room, family bathroom, and ample parking, it offers everything you need for a comfortable and convenient lifestyle. Don't miss the opportunity to make this remarkable property your new home.



LOCATION

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Kirkwall is situated on the outskirts of the popular village of Thorpe-le-Soken within the Tendring District of Essex and is located to the east of Colchester as well as being a short distance from the coastal towns of Frinton-on-Sea and Walton-on-the-Naze.

The village offers a shops for day to day needs, three public houses, wine bar, restaurant, Chinese restaurant and takeaway, dispensing chemist, doctors surgery, popular Church of England primary school. There are also very good nursery schools in and near Thorpe-le-Soken (Margery's private day nursery being the one of them). Another further attraction is the transport available locally to the grammar and private schools in Colchester and Ipswich.

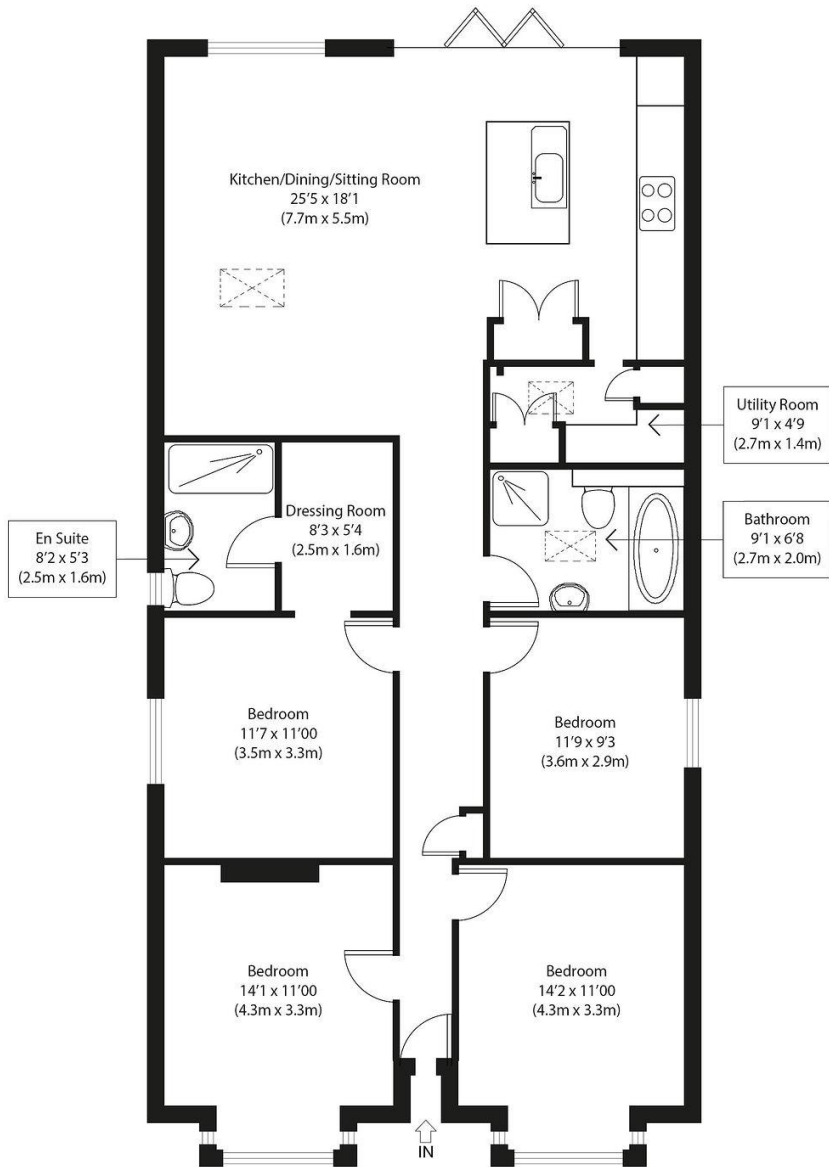
Thorpe-le-Soken station is 0.2 miles away which is about a 4 minute walk from the property. The average journey to London Liverpool Street is approximately 1 hour 18 minutes. On an average weekday, there are 25 trains travelling from London Liverpool Street to Thorpe-le-Soken. If you prefer to use road transport, the A120 is a short drive away leading to the A12, M25 and beyond.

There are excellent walks which can be undertaken nearby offering views over the Walton Backwaters and Hamford Water. For those who enjoy boats, Titchmarsh Marina is only a 10 minute drive away. If you prefer to pamper yourself, the Lifehouse Spa, an exclusive boutique style hotel that offers luxurious beauty treatments, fine dining and retreat days is very close to the property

Services

Mains Gas, Electric, Water
Council, Tax Band: C
EPC: C

Please note no services have been tested by Fine & Country.



Ground Floor

Approximate Gross Internal Area
1345 sq ft (125 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ajphoto.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2020 Fine & Country Ltd.





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