

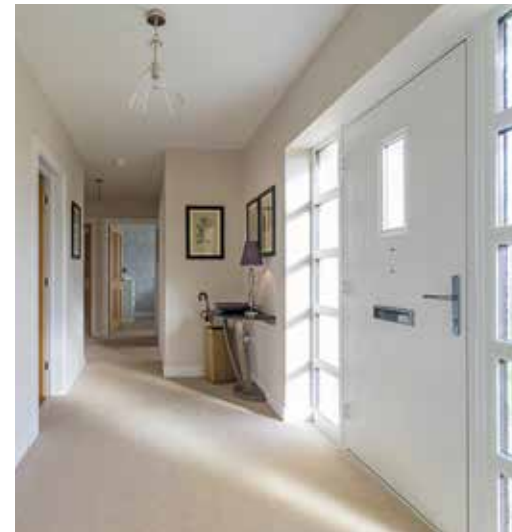
# AVOCET PLACE

THORRINGTON ESSEX



LifeLongHomes

BY SCOTT RESIDENTIAL



# AVOCET PLACE

THORRINGTON | ESSEX CO7 8FE

LifeLong Homes by Scott Residential present  
an exclusive collection of 2 and 3 bedroom traditionally  
built bungalows, with superb specifications.

Scott Residential are committed to building new homes of quality.  
Offering impressive, thoughtful design, featuring carefully chosen materials with meticulous  
attention to detail; where modern day needs have been considered from the outset.

Bringing together a wealth of experience and commitment to providing the  
highest levels of quality and customer service, Scott Residential offers the perfect  
opportunity for a LifeLong Home in a warm and welcoming community.

*“We create homes that allow people the lifestyle they want,  
meeting their expectations now, and their needs in later years.  
Creating a home for life.”*

*Martin Scott - Managing Director*



LifeLongHomes

BY SCOTT RESIDENTIAL

# AVOCET PLACE



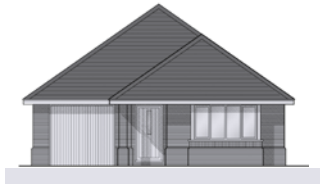
## SITE PLAN

Avocet Place is an exclusive and spacious development of 16 beautifully designed 2 and 3 bedroom bungalows, complete with off-road parking, set in the charming village of Thorrington.

Occupying a stunning rural location in the Tendring district of Essex, the village is less than 2 miles north of Brightlingsea, between Colchester and Clacton-On-Sea.

AVOCET PLACE | THORRINGTON | ESSEX CO7 8FE

# THE PROPERTIES



## HIBISCUS

PLOT NUMBERS: 2, 3, 4.

3 bedroom detached bungalow with garage,  
off-road parking and a conservatory.

Gross internal floor area  
109m<sup>2</sup> / 1,175ft<sup>2</sup>

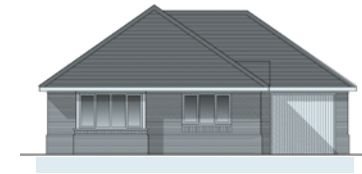


## ORCHID

PLOT NUMBERS: 5, 8, 11, 12, 13.

3 bedroom detached bungalow with garage,  
off-road parking and a conservatory.

Gross internal floor area  
107m<sup>2</sup> / 1,150ft<sup>2</sup>

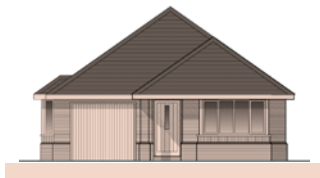


## JASMINE

PLOT NUMBERS: 10, 14, 15.

3 bedroom detached bungalow with garage,  
off-road parking and a conservatory.

Gross internal floor area  
106m<sup>2</sup> / 1,140ft<sup>2</sup>



## SIENNA

PLOT NUMBER: 16.

2 bedroom detached bungalow with garage,  
off-road parking and a conservatory.

Gross internal floor area  
81m<sup>2</sup> / 870ft<sup>2</sup>

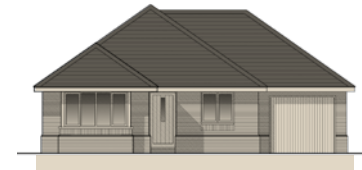


## CAMELLIA

PLOT NUMBERS: 6, 7.

2 bedroom semi-detached bungalow with garage,  
off-road parking and a conservatory.

Gross internal floor area  
78m<sup>2</sup> / 840ft<sup>2</sup>



## HEATHER

PLOT NUMBERS: 1, 9.

2 bedroom detached bungalow with garage,  
off-road parking and a conservatory.

Gross internal floor area  
Plot 1: 65m<sup>2</sup> / 700ft<sup>2</sup> Plot 9: 74m<sup>2</sup> / 795ft<sup>2</sup>





## HIBISCUS

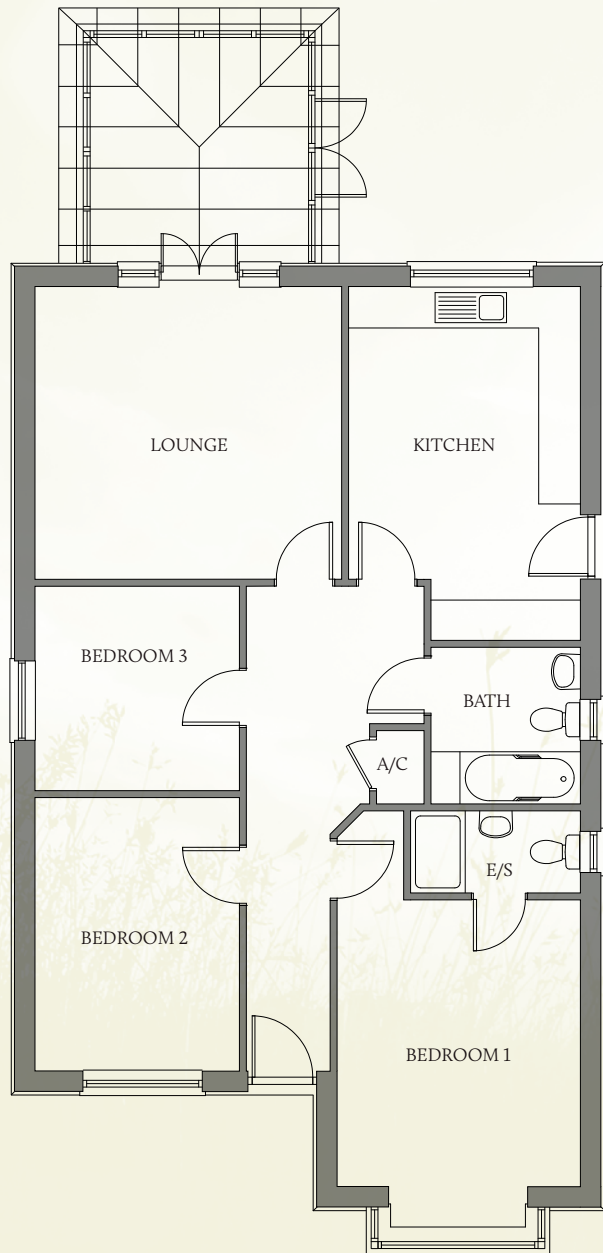
PLOT NUMBERS: 2, 3, 4

3 bedroom detached bungalow with integral garage and conservatory  
Gross internal floor area 109m<sup>2</sup> / 1,175ft<sup>2</sup>

KITCHEN	4.50m x 3.0m	14'9" x 9'10"
LOUNGE	4.00m x 4.30m	13'1" x 14'1"
BEDROOM 1	3.80m x 3.70m	12'5" x 12'1"
BEDROOM 2	4.00m x 2.80m	13'1" x 9'2"
BEDROOM 3	3.30m x 2.30m	10'9" x 7'7"
CONSERVATORY	3.00m x 3.00m	9'10" x 9'10"
GARAGE	3.00m x 7.00m	9'10" x 22'11"

Please refer to agent for final room measurements. Kitchen and bathroom layouts shown here are indicative only.





## ORCHID

PLOT NUMBERS: 5, 8, 11, 12, 13

3 bedroom detached bungalow with separate garage and conservatory

Gross internal floor area 107m<sup>2</sup> / 1,150ft<sup>2</sup>

KITCHEN	3.40m x 5.20m	11'2" x 17'1"
LOUNGE	4.50m x 4.30m	14'9" x 14'1"
BEDROOM 1	3.60m x 4.20m	11'10" x 13'9"
BEDROOM 2	3.00m x 4.00m	9'10" x 13'1"
BEDROOM 3	3.00m x 3.00m	9'10" x 9'10"
CONSERVATORY	3.00m x 3.00m	9'10" x 9'10"
GARAGE	3.00m x 7.00m	9'10" x 22'11"

Please refer to agent for final room measurements. Kitchen and bathroom layouts shown here are indicative only.



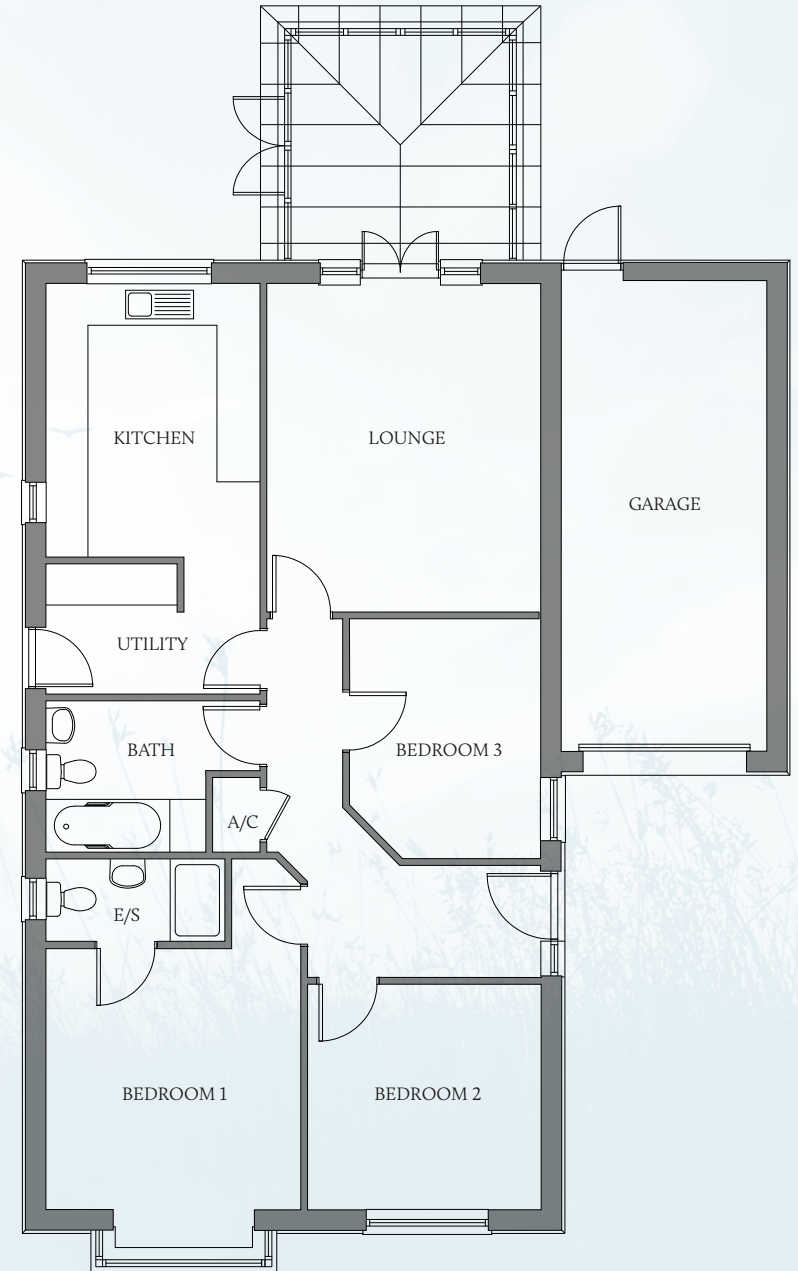
## JASMINE

PLOT NUMBERS: 10, 14, 15

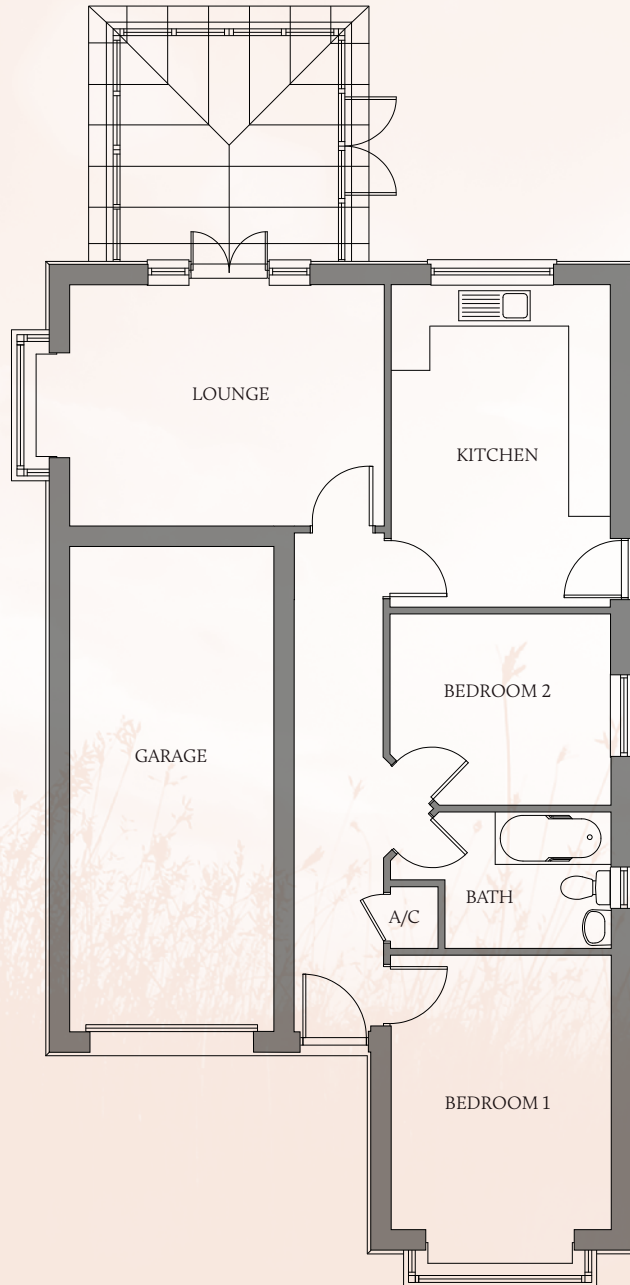
3 bedroom detached bungalow with adjoining garage and conservatory  
Gross internal floor area 106m<sup>2</sup> / 1,140ft<sup>2</sup>

KITCHEN	3.10m x 3.90m	10'2" x 12'10"
LOUNGE	4.00m x 4.70m	13'1" x 15'5"
BEDROOM 1	3.70m x 3.80m	12'1" x 12'6"
BEDROOM 2	3.40m x 3.30m	11'2" x 10'10"
BEDROOM 3	2.80m x 3.50m	9'2" x 11'6"
CONSERVATORY	3.00m x 3.00m	9'10" x 9'10"
GARAGE	3.00m x 7.00m	9'10" x 22'11"

Please refer to agent for final room measurements. Kitchen and bathroom layouts shown here are indicative only.







## SIENNA

PLOT NUMBER: 16

2 bedroom detached bungalow with integral garage and conservatory  
Gross internal floor area 81m<sup>2</sup> / 870ft<sup>2</sup>

KITCHEN	3.20m x 4.70m	10'6" x 15'5"
LOUNGE	4.60m x 3.50m	15'1" x 11'6"
BEDROOM 1	3.20m x 4.00m	10'6" x 13'1"
BEDROOM 2	3.20m x 2.80m	10'6" x 9'2"
CONSERVATORY	3.00m x 3.00m	9'10" x 9'10"
GARAGE	3.00m x 7.00m	9'10" x 22'11"

Please refer to agent for final room measurements. Kitchen and bathroom layouts shown here are indicative only.



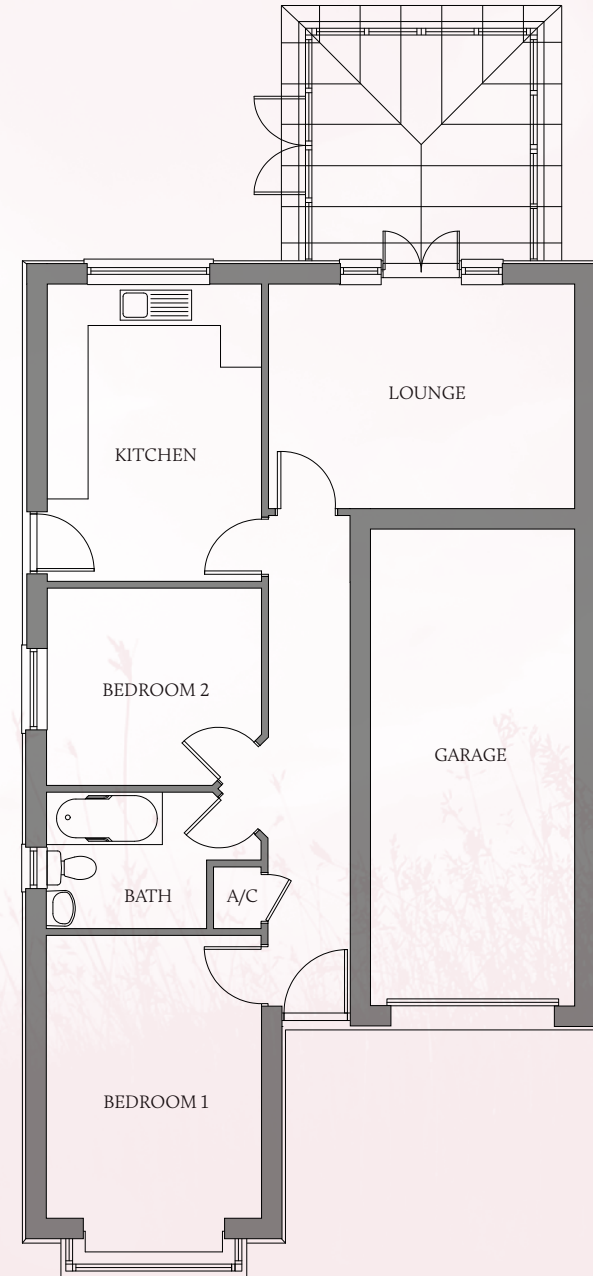
## CAMELLIA

PLOT NUMBERS: 6, 7

2 bedroom semi-detached bungalow with integral garage and conservatory  
Gross internal floor area 78m<sup>2</sup> / 840ft<sup>2</sup>

KITCHEN	3.15m x 4.35m	10'4" x 14'2"
LOUNGE	4.50m x 4.30m	14'9" x 14'1"
BEDROOM 1	3.15m x 4.10m	10'4" x 13'5"
BEDROOM 2	3.15m x 2.90m	10'4" x 9'6"
CONSERVATORY	3.00m x 3.00m	9'10" x 9'10"
GARAGE	3.00m x 7.00m	9'10" x 22'11"

Please refer to agent for final room measurements. Kitchen and bathroom layouts shown here are indicative only.





## HEATHER

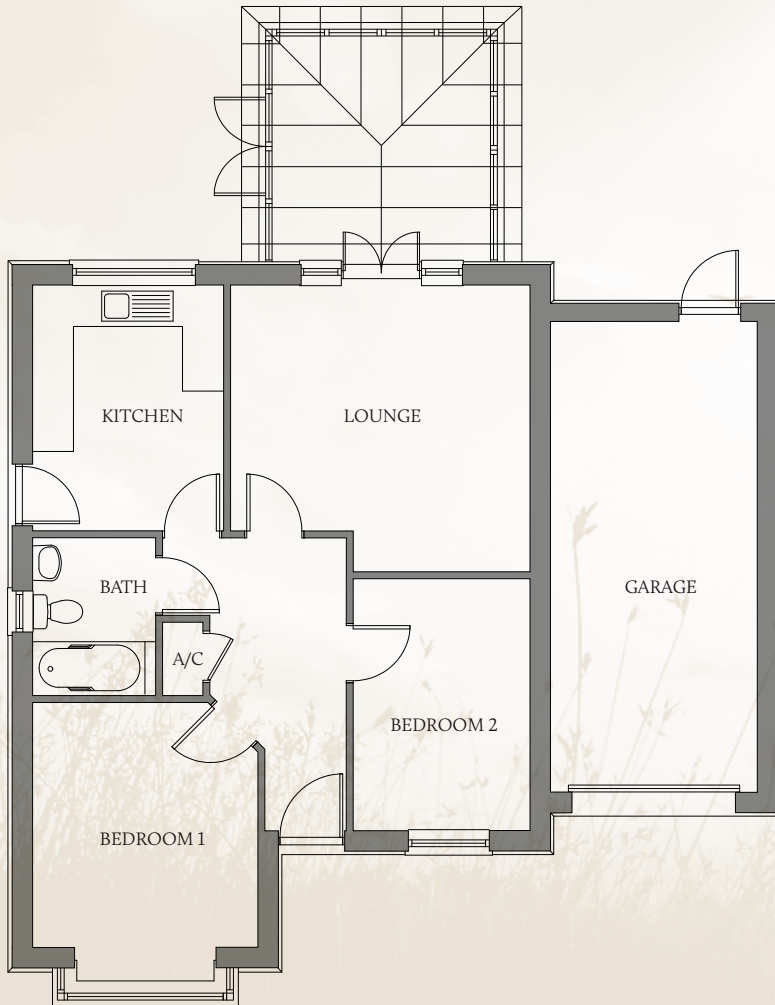
PLOT NUMBERS: 1, 9

2 bedroom detached bungalow with adjoining garage and conservatory

Gross internal floor area Plot 1: 65m<sup>2</sup> / 700ft<sup>2</sup> Plot 9: 74m<sup>2</sup> / 795ft<sup>2</sup>

KITCHEN	2.80m x 3.60m	9'2" x 11'10"
LOUNGE	4.40m x 4.20m	14'5" x 13'9"
BEDROOM 1	3.30m x 3.60m	10'9" x 11'10"
BEDROOM 2	2.60m x 3.70m	8'6" x 12'1"
CONSERVATORY	3.00m x 3.00m	9'10" x 9'10"
GARAGE	3.00m x 7.00m	9'10" x 22'11"

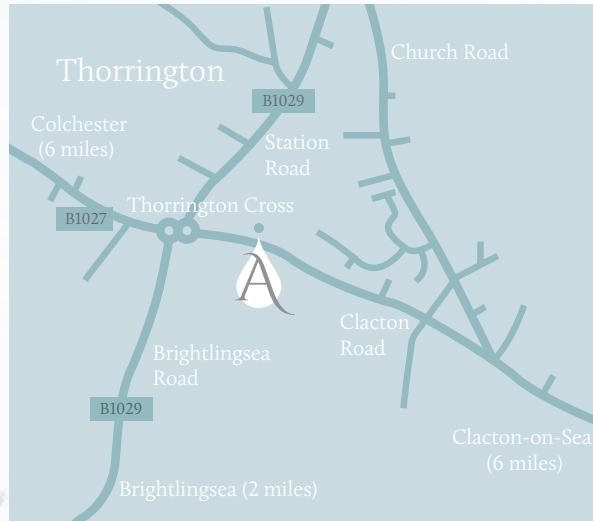
Please refer to agent for final room measurements. Kitchen and bathroom layouts shown here are indicative only.



Conservatory to Plot 9 only.



## THE LOCATION



Thorrington is a vibrant and attractive Essex village, known for its history, picturesque church, stunning farmland views and near coastal location.

Close to the vibrant town of Brightlingsea, a friendly waterside town that thrives with activity, and with the beautiful Tendring countryside close by, Avocet Place is ideally positioned to please a variety of lifestyles. Thorrington itself is a village surrounded by gentle rolling countryside, local amenities and quaint neighbouring villages.

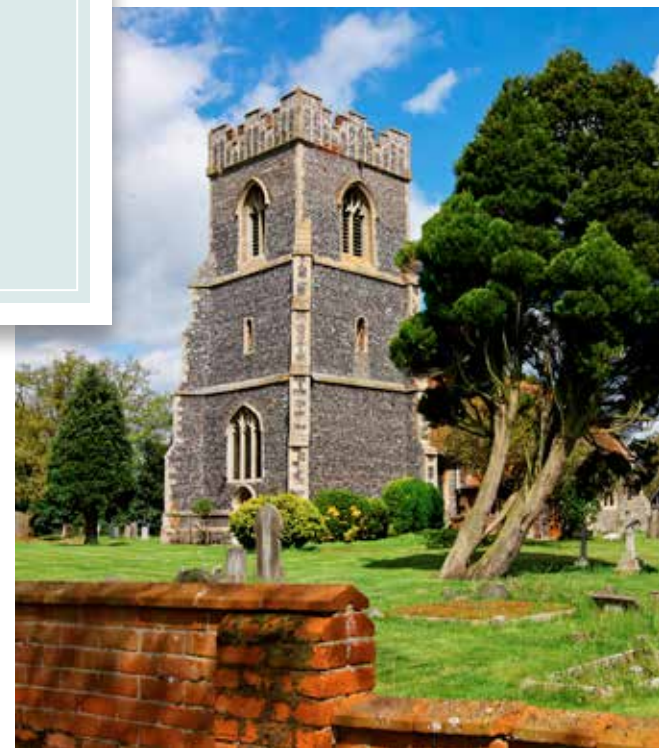
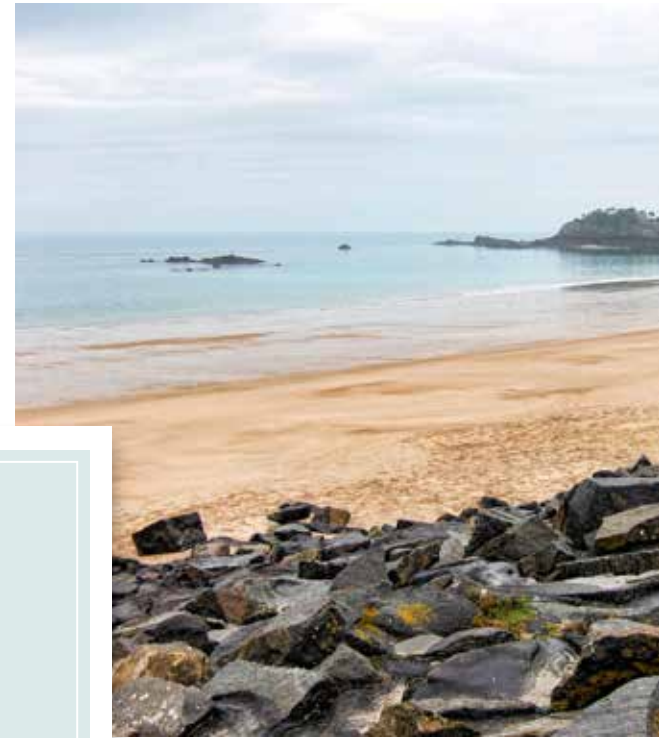
All of the facilities you may need are located close by; a good range of local shops, restaurants and pubs, a medical centre and leisure facilities, including a health club and spa.

Enjoy an afternoon walking or cycling along the locally cherished Wivenhoe Trail that follows the River Colne, or sailing, fishing or crabbing at Brightlingsea Promenade. Avocet Place is perfectly positioned to provide countless opportunities to relax, stay healthy and enjoy the local environment in an area known for its outstanding natural beauty.

AVOCET PLACE | THORRINGTON | ESSEX CO7 8FE

*“Conveniently situated within an idyllic rural landscape.”*





Avocet Place is perfectly positioned, whether commuting for work, travelling for leisure or exploring the local countryside.

#### CLOSE BY

- Alresford Train Station - 2 miles
- Bentley Country Park Leisure Club - 2.1 miles
- Brightlingsea High Street Shops - 2.9 miles

#### SURROUNDING AREA

- Alresford Train Station - 2 miles
- Great Bentley Train Station - 2.5 miles
- Wivenhoe Train Station - 4.5 miles
- Clacton-on-Sea - 7 miles
- Colchester - 7 miles
- Manningtree - 10 miles
- Harwich - 15 miles

#### RAIL LINKS FROM ALRESFORD STATION

- Colchester Town - 12 minutes
- Clacton-on-Sea - 25 minutes
- Chelmsford - 53 minutes
- Stratford - 1 hour 17 minutes
- Liverpool Street - 1 hour 27 minutes

#### ROAD CONNECTIONS

- A133 (Great Bentley Junction) - 3 miles
- A12 (Junction 29, Ardleigh) - 10 miles
- A14 (Junction 55, Copdock) - 20 miles
- Stansted Airport - 45 miles

NB: All travel times and distances are approximate only. Train times listed are from Alresford Station and based on current approximate off-peak National Rail timings. Rail journeys may be shorter during peak times.

# THE SPECIFICATION

## KITCHEN AND UTILITY

- Stylish fitted kitchen with solid oak worktops and matching upstands
- Double fan wall oven, gas hob and extractor fan
- Low energy integrated appliances (washing machine, tumble dryer, dishwasher, and fridge freezer)
- LED downlights and under-cabinet lighting
- Choice of sink with water filter tap

## PLUMBING AND HEATING

- High efficiency combination boiler including heat recovery unit and radiator system
- Ideal Standard sanitary ware with active mixer taps
- Low profile and oversized shower tray to en-suite
- Integrated vanity units and shaver points
- Choice of bathroom configuration (shower over bath or shower enclosure)

## ELECTRICAL AND CONNECTIVITY

- Wired intruder alarm system and smoke alarm with linked heat sensor
- Electric up and over garage door with remote control
- TV, Sky and BT points to living room, kitchen and bedrooms
- Double sockets throughout with USB connections in kitchen
- Ceiling lights throughout with additional wall light fittings to lounge

## INTERNAL FINISHES

- Internal walls finished with Super Matt emulsion and Diamond Matt emulsion to wet areas
- Four panel oak interior doors with raised mouldings and polished chrome ironmongery
- Chamfered and grooved skirting and architrave finished with white Satinwood paint
- Choice of carpets to living room, bedrooms and hallway
- Choice of Karndean flooring to kitchen, bathroom and conservatory

## EXTERNALLY

- Double-glazed UPVC windows
- Spacious garage with power and lighting
- 'Secured By Design' external doors
- Level access to front of property
- Lighting to exterior door locations
- Patio area
- Outside tap
- Power supply to rear of property
- Cultivated turf to front and rear gardens
- Landscaped planting where applicable
- Timber fence panels with concrete posts and gravel board





## WHY CHOOSE SCOTT RESIDENTIAL

Scott Residential has a proud history in construction and everything we do is defined by an uncompromising attention and commitment to quality and detail.

Avocet Place represents a refreshing blend of traditionally built homes with all the benefits of modern, energy-saving materials and appliances.

The design, specification and build quality is apparent from the moment you enter the door.

All of our homes are covered by an extensive NHBC Buildmark 10 year warranty.





# LifeLongHomes

BY SCOTT RESIDENTIAL



For further information please call  
Nicholas Percival on 01206 563222 or visit [www.avocetplace.com](http://www.avocetplace.com)

This development is made up of different property designs, the photographs and floor plans shown here are for general guidance only. All the room sizes have been taken from the final plans prior to construction, final measurements may differ slightly in build. Room measurements are taken from the widest point. Some of the images featured here are artist's impressions of the property designs, the finished properties may therefore differ. This brochure and the information contained within does not constitute or form part of any offer or contract. All interested parties must verify this information themselves.