



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



Exclusive for May - £25,000 contribution to Stamp Duty & Moving Costs*



NURSERY FIELD, THORPE-LE-SOKEN, CO16 0HS

PRICE £649,995

**** MAY EXCLUSIVE - £25,000 contribution to Stamp Duty/Moving Costs **** 'Nursery Field' is an exciting new development of luxuriously appointed, detached bungalows located in the sought after village of Thorpe-Le-Soken all boasting generous South facing gardens. 'The Dahlia' is an impressive detached bungalow offering 1.591 Sq Ft of accommodation including three double bedrooms, open plan kitchen/diner with Quartz worktops, premium appliances and glazed roof lantern, separate living room & two sets of bi-folding doors plus a large private driveway & double garage. **PART EXCHANGE AVAILABLE**

- Three Bedrooms
- Kitchen/Diner with Roof Lantern
- Generous South Facing Garden
- Impressive 1591 Sq Ft of Accommodation
- Separate Lounge with Bi-Fold Doors
- Part Exchange Available
- Show Home Now Open
- EPC TBC
- Double Garage & Driveway



The Development

'Nursery Field' is a low density development comprising 10 detached bungalows which are set well back from the road. The properties will be served by a private tarmac road with greenery and planting to create a pleasant setting for residents. All bungalows feature their own block paved driveways and garages along with larger than average gardens. Oakland Country Homes are a local developer with a strong focus on high quality finishes using premium materials, fixtures and fittings to create stunning homes designed for modern living.

Location

Located on the edge of the well-served village of Thorpe-Le-Soken with the High Street located approximately 0.7 miles away. Thorpe High Street offers a range of pubs and restaurants along with a Tesco Express, hairdressers, doctors surgery, pharmacy, opticians and an abundance of countryside walks. The train station is approximately 1 mile away and the Victorian seaside town of Frinton-on-Sea just a short drive away.

Key Features

- LVT flooring to hall and wet areas
- Carpets to bedrooms & lounge
- Oak internal doors
- Security alarm systems
- Luxury kitchens with Quartz worktops
- Neff appliances
- USB sockets to kitchen, living area & bedrooms
- Dual fuel heated towel rails to bathrooms
- Part tiled bathrooms
- Electric garage doors
- EV chargers
- Oversized patio & turfed gardens
- 10 year BuildZone Warranty

May Offer - Ts & Cs

*To qualify for the \$25,000 contribution, purchasers must be in a position to proceed and able to exchange within 6 weeks. Offer cannot be used in conjunction with any other incentives.

Dimensions

Lounge - 20'7 x 14'7
Kitchen - 17'6 x 10'11
Utility Room - 8'6 x 5'5
Dining - 18'5 x 14'3
Bedroom One - 15'11 x 11'11
En-Suite - 6'4 x 5'1
Bedroom Two - 13'1 x 11'8
Bedroom Three - 11'10 x 10'6
Bathroom - 8'6 x 7'

Total Area - 1591 Sq Ft

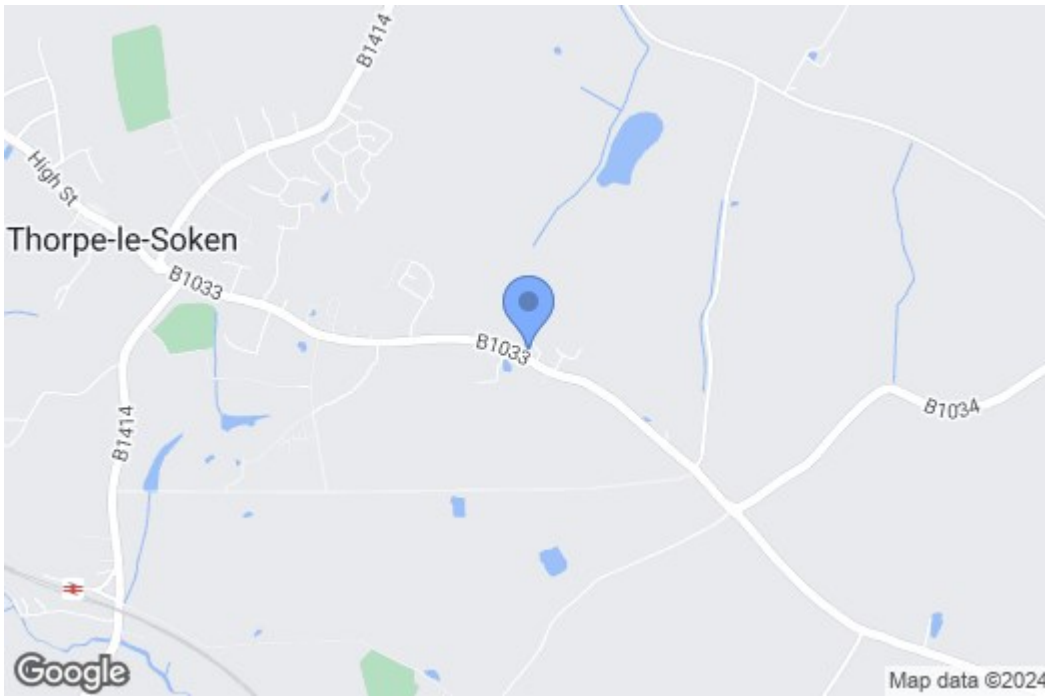
Agents Note

An annual Estate Charge will apply for upkeep of communal areas.

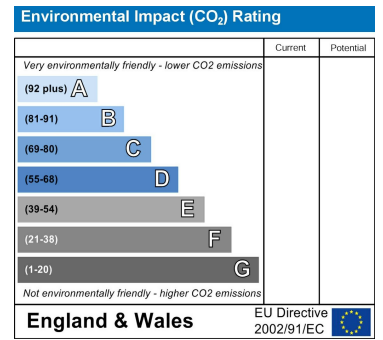
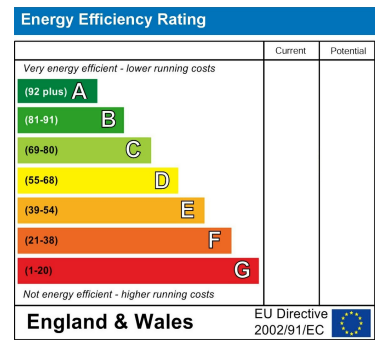
Disclaimer

Some images are computer generated or from similar properties built by the same developer. These are indicative only and actual finishes may vary.

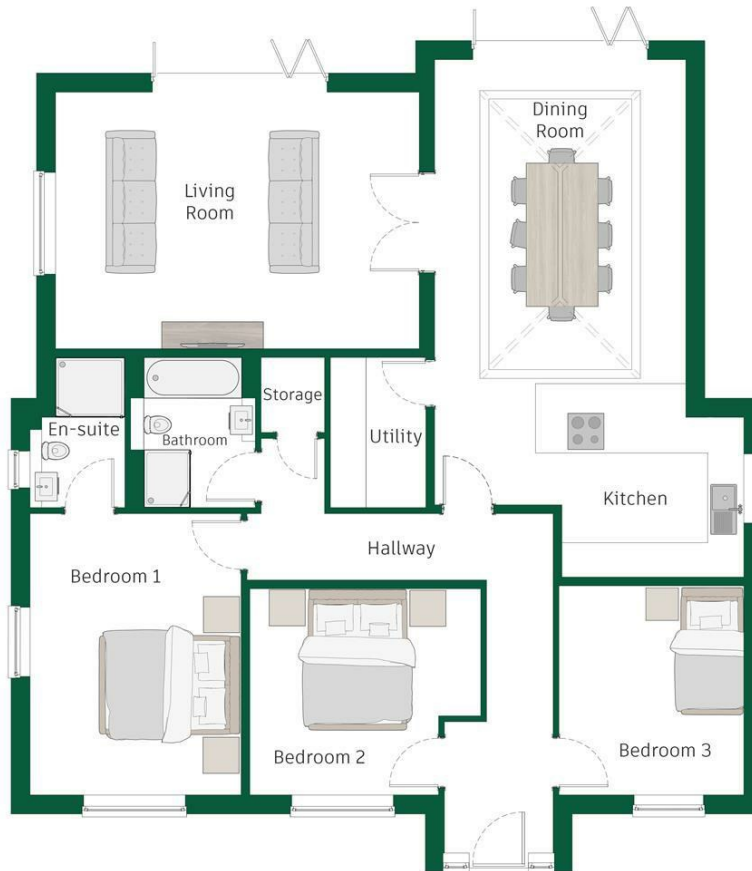
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.