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**Reduced by £50,000!**



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

PRICE £599,500

Reduced by £50,000 - This substantial detached bungalow offers exceptional value for money boasting almost 1,600 Sq Ft of accommodation including an impressive kitchen/diner with stunning roof lantern, double garage & a generous, South facing garden. The luxury specification includes; Waterfall Quartz worktops, integrated NEFF appliances, alarm system, Oak internal doors, underfloor heating, fully tiled bathroom & en-suite, two sets of bi-folding doors with between glass blinds and an EV charger. This plot is ready to move in and the lucky buyer will have a choice of Amtico LVT flooring and carpets.

- Three Bedrooms
- Impressive 1591 Sq Ft of Accommodation
- Kitchen/Diner with Roof Lantern
- Separate Lounge with Bi-Fold Doors
- En-Suite to Master
- Ready to Move-In
- Generous South Facing Garden
- Exceptional Specification
- Choice of Flooring



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## 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.

## ENTRANCE HALL

## KITCHEN AREA

17'6 x 10'11 (5.33m x 3.33m)

## DINING/FAMILY AREA

18'5 x 14'3 (5.61m x 4.34m)

## UTILITY ROOM

8'6 x 5'5 (2.59m x 1.65m)

## LOUNGE

20'7 x 14'7 (6.27m x 4.45m)

## BEDROOM ONE

15'11 x 11'11 (4.85m x 3.63m)

## EN-SUITE

6'4 x 5'1 (1.93m x 1.55m)

## BEDROOM TWO

13'1 x 11'8 (3.99m x 3.56m)

## BEDROOM THREE

11'10 x 10'6 (3.61m x 3.20m)

## BATHROOM

8'6 x 7' (2.59m x 2.13m)

## OUTSIDE

## FRONT

## REAR

## DOUBLE GARAGE

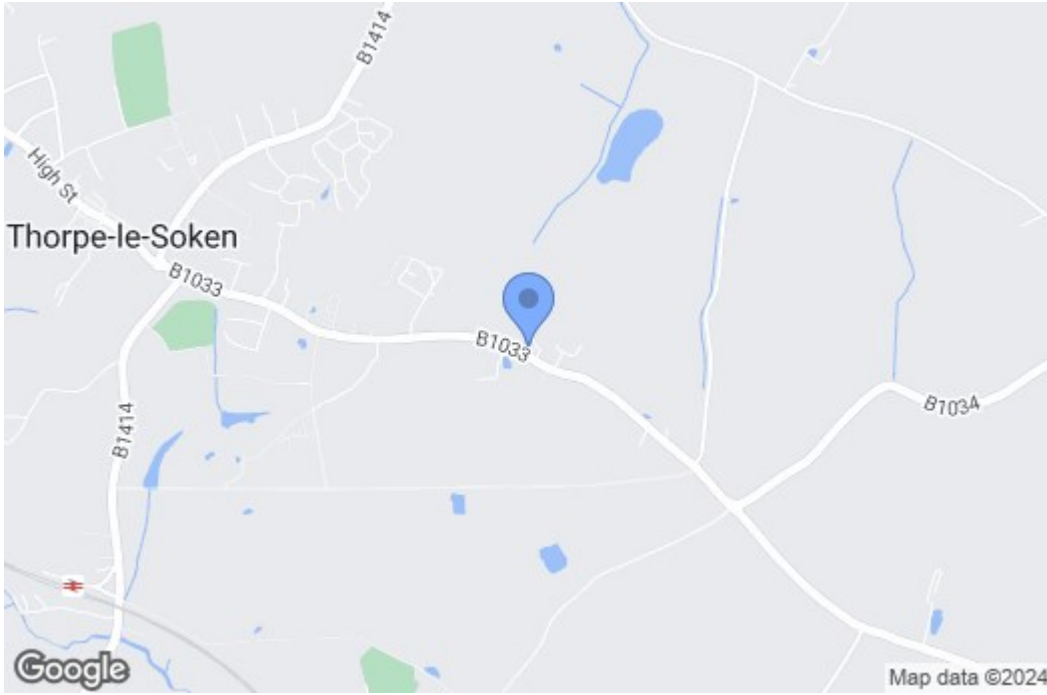
## Agents Note

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

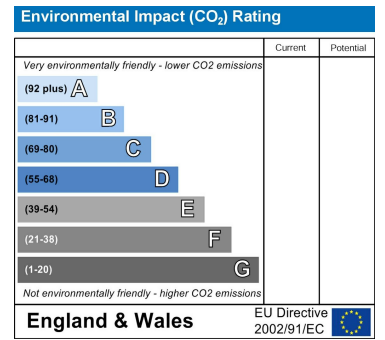
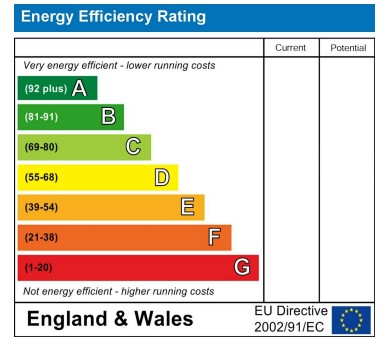
## Disclaimer

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

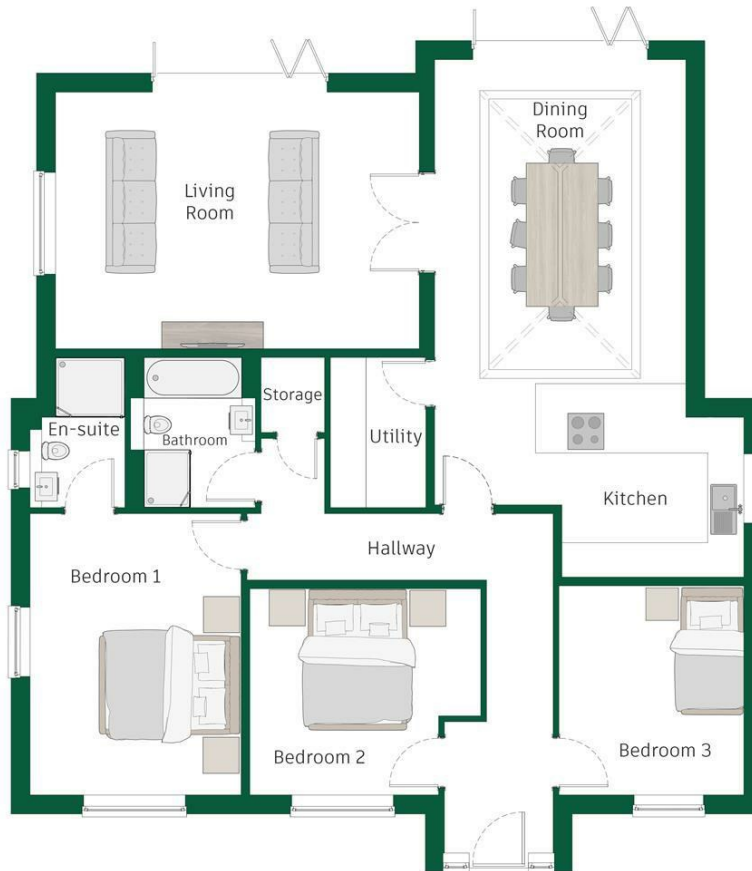
## Map



## EPC Graphs



## Floorplan



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