



LAMB & CO

**Clacton-on-Sea**

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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



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

**PRICE £539,000**

'The Fuchsia' is an impressive detached bungalow offering 1,150 Sq Ft of accommodation including open plan living/dining/kitchen area with Quartz worktops and premium appliances, with driveway for three cars plus garage.

'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. SHOW HOME OPEN SATURDAY 10am - 3pm.

- Three Bedrooms
- Luxury Finish
- Generous South Facing Garden
- 1150 Sq Ft
- Two Sets of Bi-Fold Doors
- Part Exchange Available
- Show Home Now Open
- EPC TBC
- Driveway & Garage





## 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

## HALLWAY



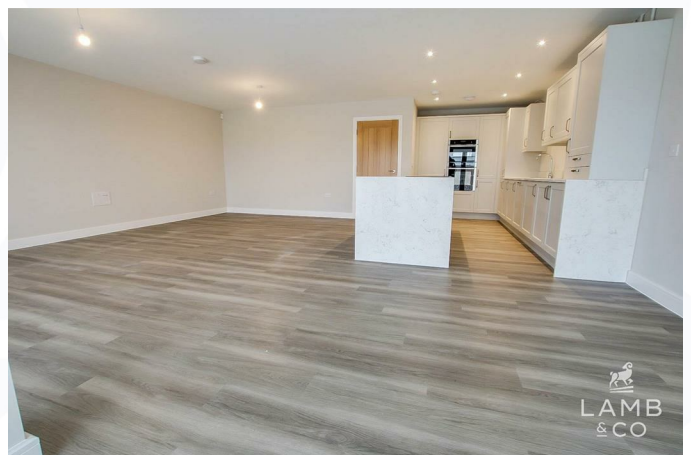
## KITCHEN

14'10" x 7'7" (4.52m x 2.31m)



## DINING AREA

11'11" x 9'2" (3.63m x 2.79m)



## LOUNGE AREA

19'11" x 14' (6.07m x 4.27m)



## BEDROOM TWO

10'11" x 10'11" (3.33m x 3.33m)



## BEDROOM ONE

12'5" x 10'9" (3.78m x 3.28m)



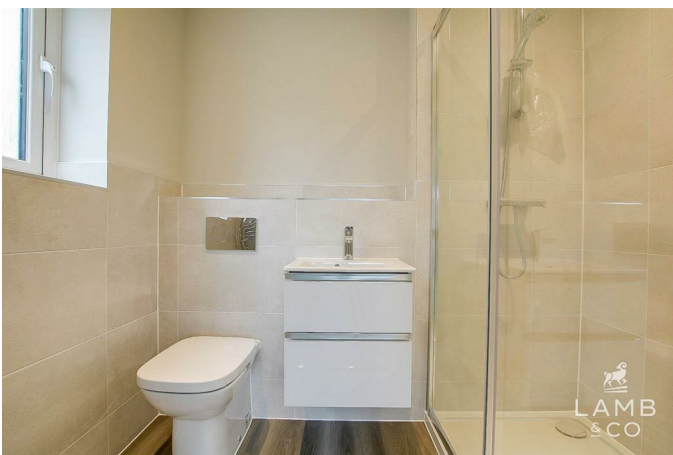
## BEDROOM THREE

10'6" x 7'8" (3.20m x 2.34m)



## EN-SUITE

7'1" x 4'11" (2.16m x 1.50m)



## BATHROOM

9'2" x 7'1" (2.79m x 2.16m)



## OUTSIDE FRONT

## OUTSIDE REAR

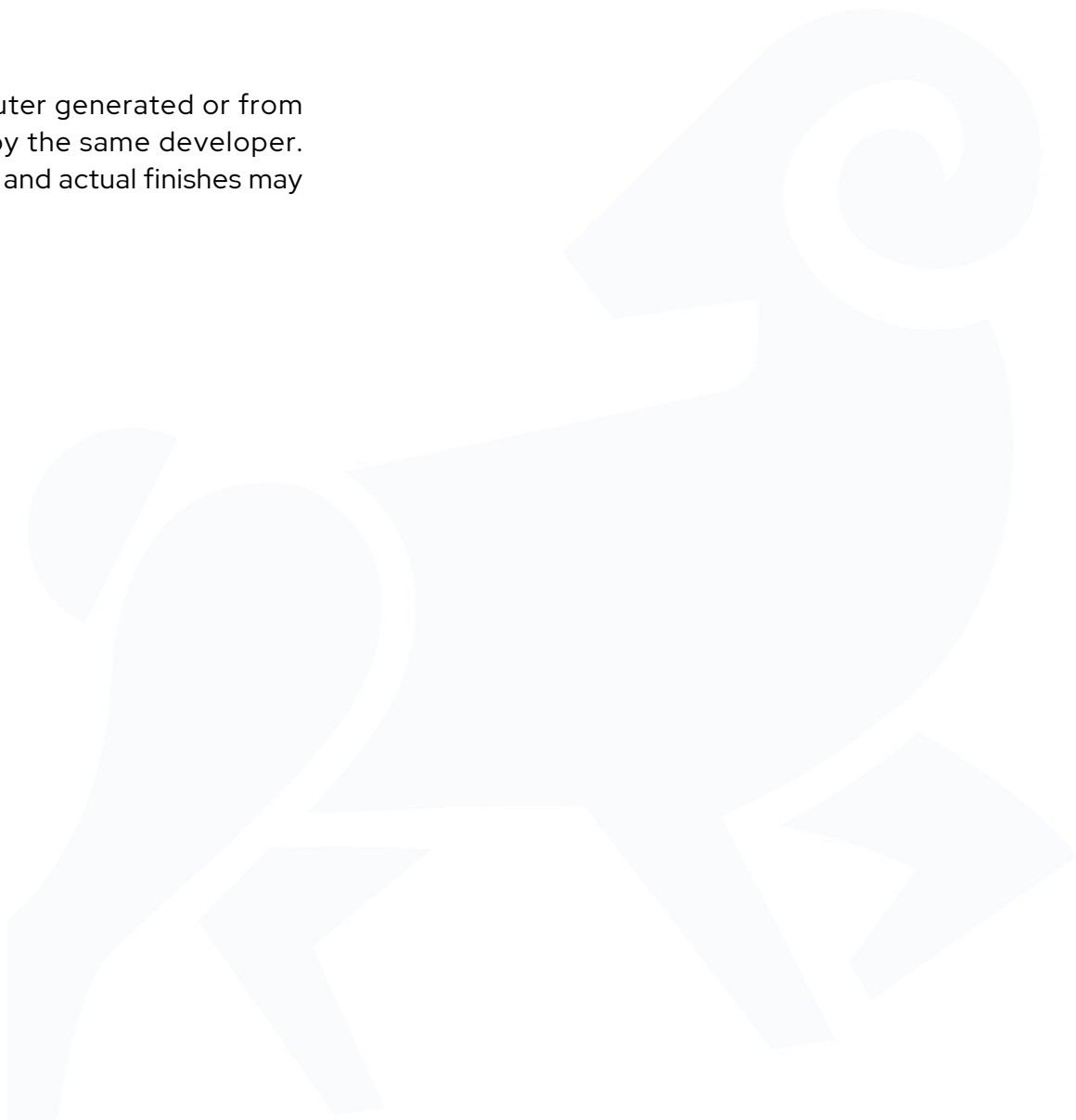


### Agents Note

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

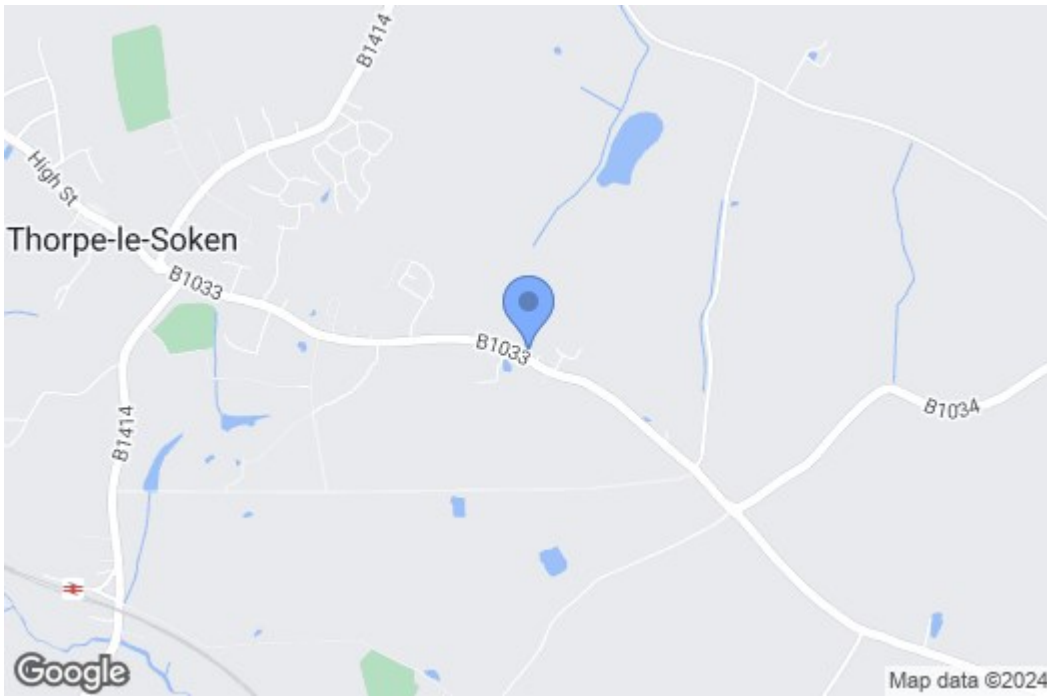
### Disclaimer

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

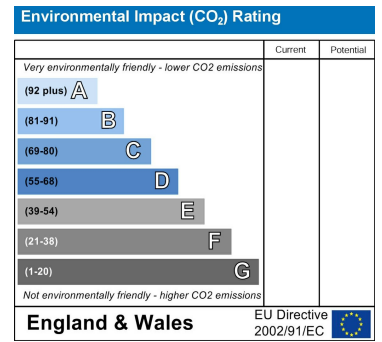
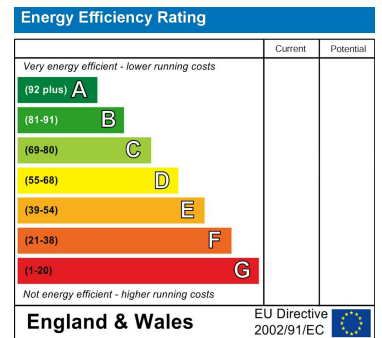




## Map



## EPC Graphs



## Floorplan



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