



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 £575,000**

**\*\* SHOW HOME OPEN SATURDAY 10am - 3pm \*\*** '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 Primrose' is an impressive detached bungalow offering 1.214 Sq Ft of accommodation including three double bedrooms with fitted wardrobes, Large kitchen/diner with Quartz worktops and premium appliances, separate lounge and driveway for two cars plus garage. **PART EXCHANGE AVAILABLE.**

- Three Bedrooms
- Luxury Finish
- Generous South Facing Garden
- 1214 Sq Ft
- Fitted Wardrobes to All Bedrooms
- 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 South facing gardens
- 10 year BuildZone Warranty

## Dimensions

Lounge - 19'11 x 14'  
Kitchen Area - 12'8 x 9'8  
Dining Area - 11'10 x 8'11  
Bedroom One - 18'3 max x 10'  
En-Suite - 6'7 x 5'1

Bedroom Two - 12' x 9'10  
Bedroom Three - 9'10 x 9'2  
Bathroom - 9'7 x 7'

Total Area - 1214 Sq Ft

## Viewings

Show home open for walk-in appointments every Saturday from 10-4 and every Sunday from 10-1. Viewings available 7 days a week by appointment.

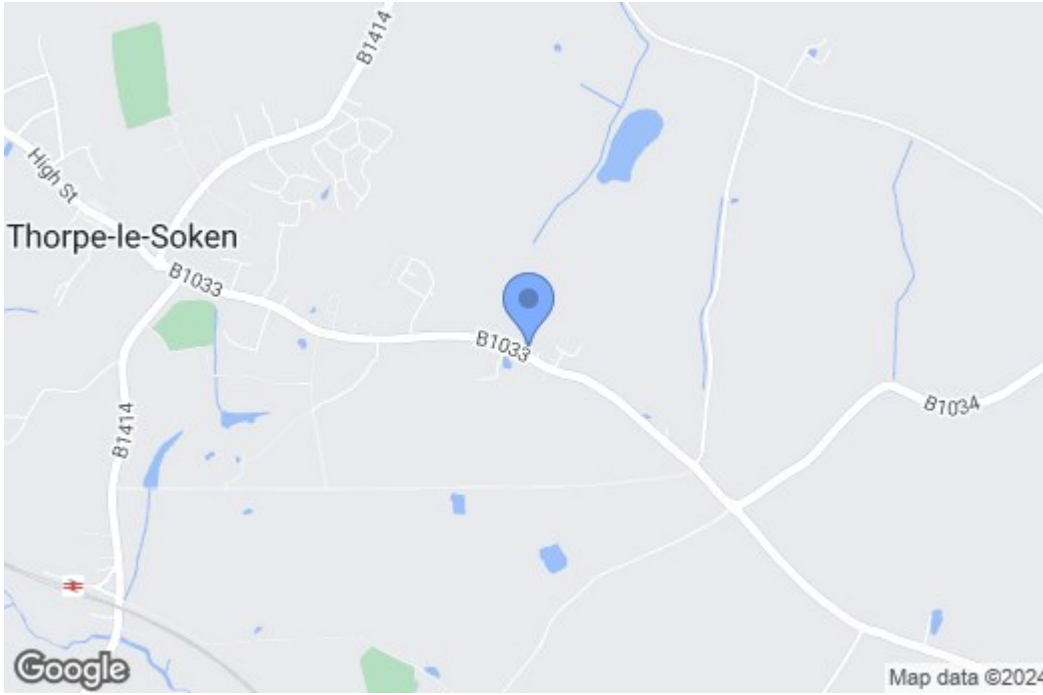
## Agents Note

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

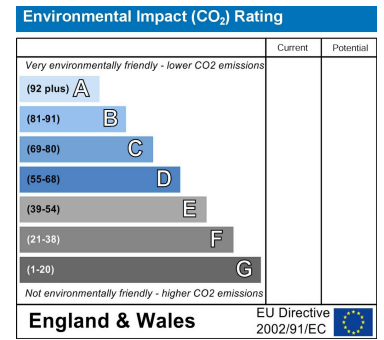
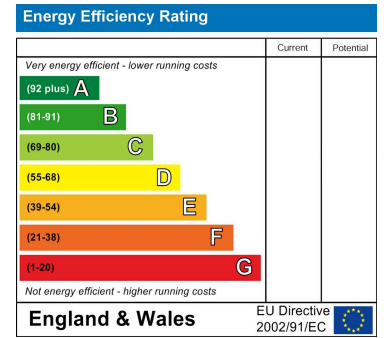
## Disclaimer

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

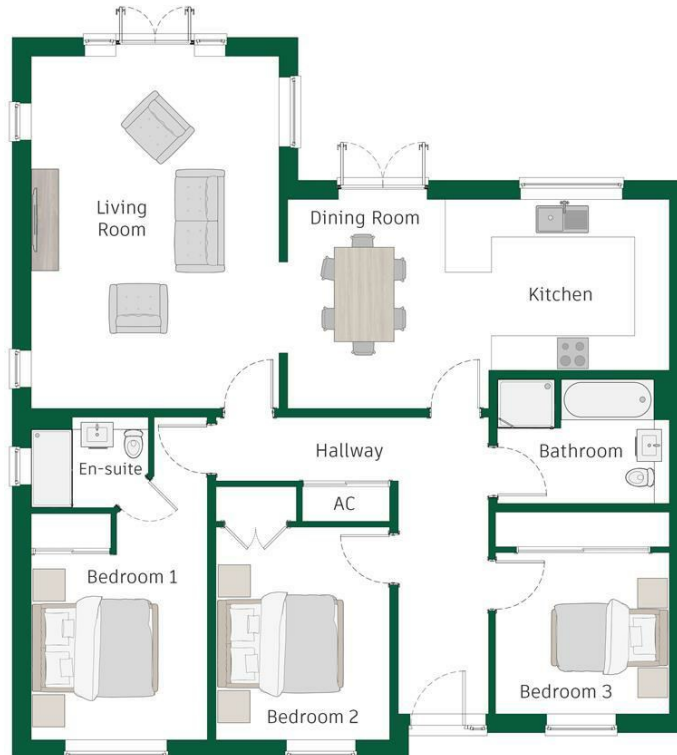
## Map



## EPC Graphs



## Floorplan



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