



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



**ST MICHAELS ROAD, THORPE-LE-SOKEN, CO16 0EN**

**PRICE £375,000**

A choice of two beautiful new bungalows located on a quiet road just off of the High Street in the sought after village of Thorpe-Le-Soken. Both properties are build complete and ready to move-in, each benefits from high energy efficiency with underfloor heating served by air source heat pump, an unrivalled internal specification including CCTV, alarm, Mechanical Ventilation with Heat Recovery (MVHR) system, kitchen with integrated NEFF appliances and Quartz worktops.

- Brand New Semi-Detached Bungalow
- CCTV & Alarm System
- Build Complete
- Close to Village Centre
- Open Plan Living
- Furnished by Hatfields of Colchester
- Ultra High Spec
- EPC B
- Kitchen with Quartz Worktops & NEFF Appliances



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Residential | Lettings | Financial Services | Land & New Homes

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### **SPECIFICATION**

UPVC Flush Casement double-glazed windows

UPVC fascias, soffits and guttering

State-of-the-art Mechanical ventilation Heat Recovery System

Luxury vinyl flooring and carpets throughout, supplied and fitted by 'Hatfields of Colchester'

High efficiency air source heat pump and underfloor heating system throughout with pressurised hot water storage and supply system

Feature internal doors with high-quality architectural hardware

Low-energy light fittings throughout with feature lighting

Full home security system including alarm and CCTV

Mains powered smoke, heat and carbon monoxide detection systems

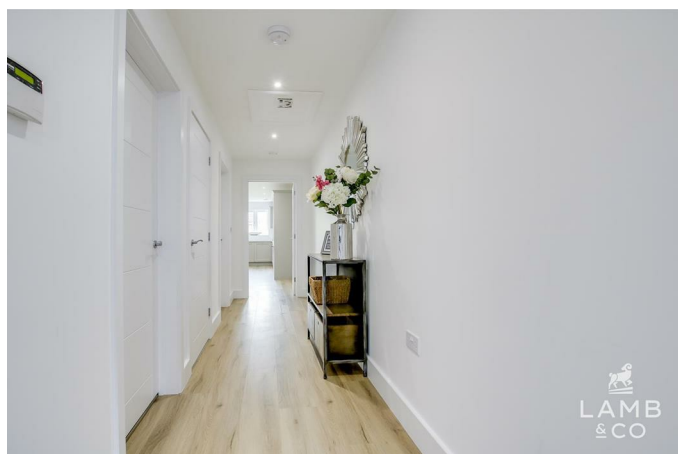
CAT 6 home networking cabling throughout

Superfast fibre broadband to the property

USB power points to selected power sockets

Dedicated power supply for EV charger

### **ENTRANCE HALL**



### **BATHROOM**

8' x 6' (2.44m x 1.83m)



### **BEDROOM TWO**

14'1 max x 10'11 (4.29m max x 3.33m)



## BEDROOM ONE

14'1 x 9'8 (4.29m x 2.95m)



## OUTSIDE

### FRONT



## LIVING/KITCHEN/DINING

21'10 x 18'6 (6.65m x 5.64m)



### REAR



## KITCHEN AREA



## Additional Information

Council Tax Band: TBC

Heating: Underfloor heating/Air source heat pump

Seller's Position: No chain - New build

Garden Facing: East

Warranty: 10 year structural warranty by BuildZone

## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

## ANTI-MONEY LAUNDERING REGULATIONS 2017

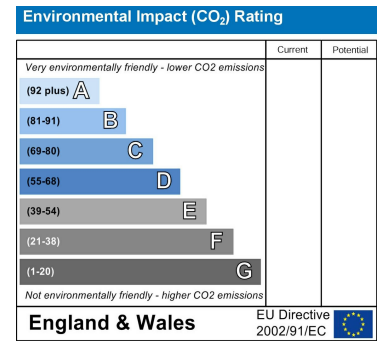
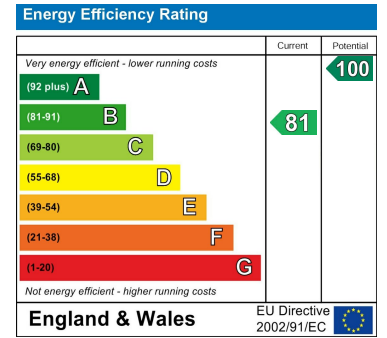
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



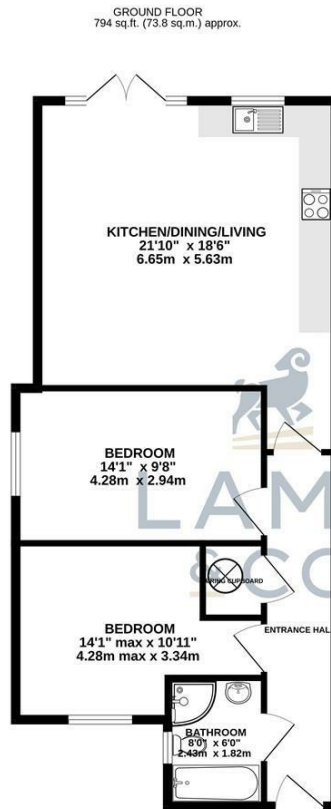
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used to suit by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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