



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## COLCHESTER ROAD, THORPE-LE-SOKEN, CO16 0LA

PRICE £495,000

Located on the edge of the sought after village of Thorpe-Le-Soken, affording field views to front, a pair of brand new four bedroom detached houses boasting an excellent specification and spacious accommodation.

- Four Bedrooms
- Field Views to Front
- En-Suite to Master
- 2x Brand New Homes
- Spacious Kitchen/Family Room
- Driveway
- Village Location
- EPC TBC
- Choice of Carpets

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### LOUNGE

17' x 10'10 (5.18m x 3.30m)



### CLOAKROOM



### KITCHEN/FAMILY ROOM

22' max x 21' (6.71m max x 6.40m)



### ALTERNATE VIEW



REAR

FIRST FLOOR

LANDING



MASTER BEDROOM

16' max x 13' (4.88m max x 3.96m)



EN-SUITE

7'4 x 6'5 (2.24m x 1.96m)



BEDROOM TWO

11' x 11' (3.35m x 3.35m)



BEDROOM THREE

10'8 x 9'8 (3.25m x 2.95m)



## BEDROOM FOUR

9'10" x 6'11" (3.00m x 2.11m)



## BATHROOM

10' x 7'4" (3.05m x 2.24m)



## OUTSIDE

FRONT

REAR

## VIEW



## Additional Information

Council Tax Band: Awaiting rating

Heating: Gas central heating

Seller's Position: New build - no onward chain

Garden Facing: North East

## 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.

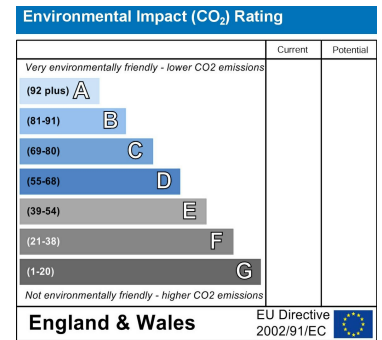
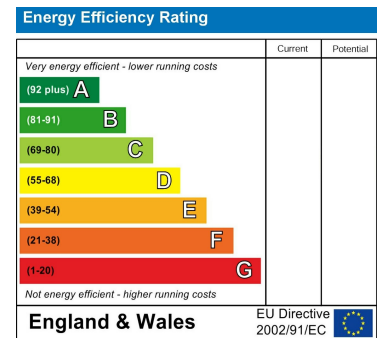
## AML

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.

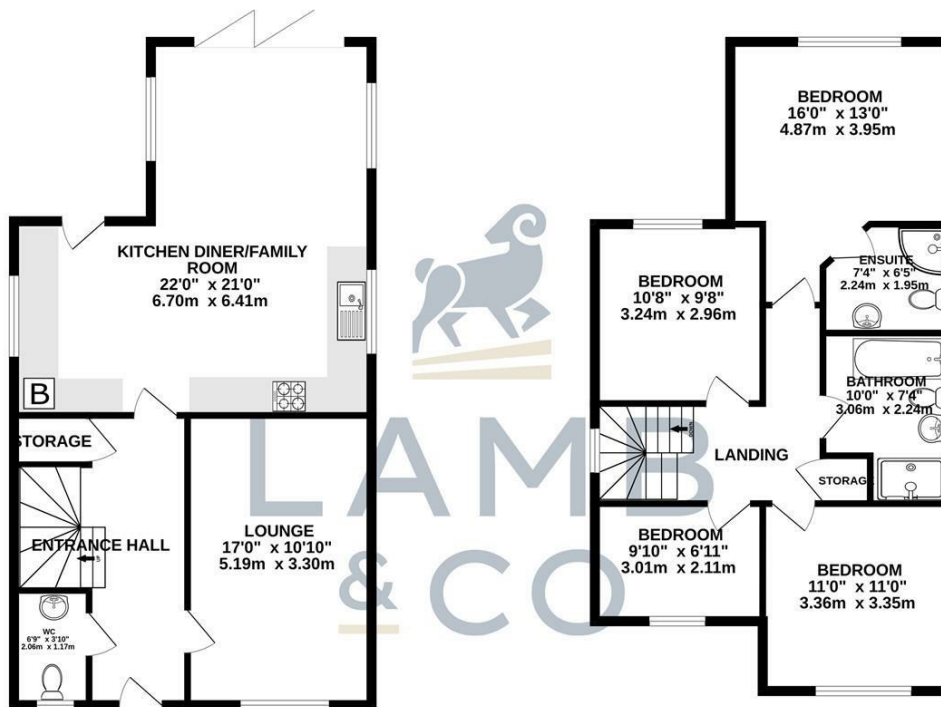
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 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 as such 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.  
Made with Metropix ©2024

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.