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

GUIDE PRICE £325,000

**\*\* GUIDE PRICE £325,000 - £350,000 \*\*** 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
- Close to Village Centre
- Ultra High Spec
- CCTV & Alarm
- Open Plan Living
- EPC B
- Build Complete
- Furnished by Hatfields of Colchester
- Kitchen with Quartz Worktops & NEFF Appliances



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## Paragraph

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

7'7" x 6'0" (2.31m x 1.83m)

### Bedroom Two

11'11" x 8'1" (3.63m x 2.46m)

### Bedroom One

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

### Kitchen/Dining/Living

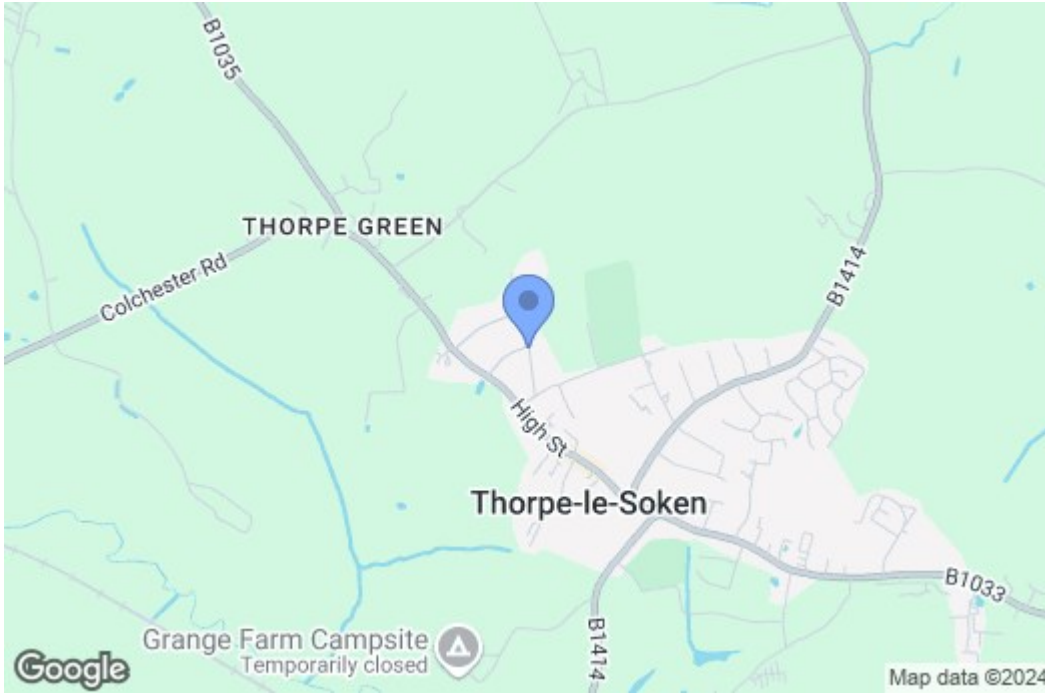
17'10" x 17'5" (5.44m x 5.31m)

### Kitchen Area

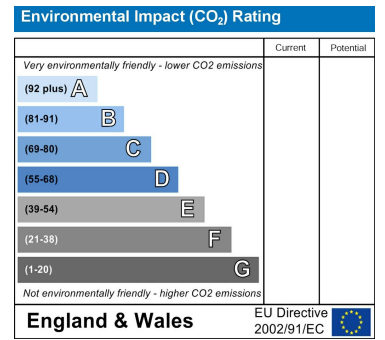
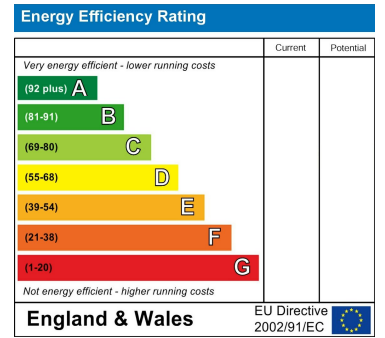
### Outside

### Front

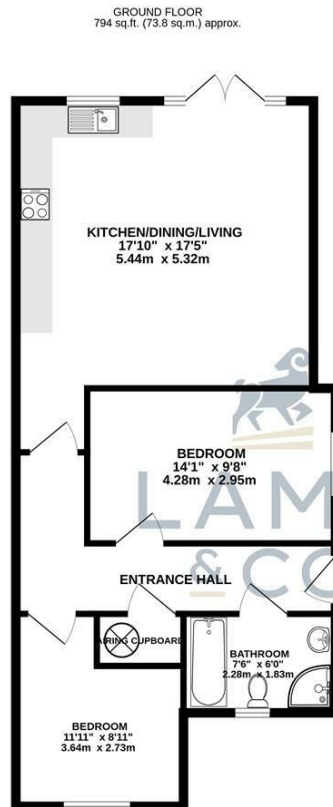
## Map



## 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 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.  
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