



LAMB & CO

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Inspired by property, driven by passion.



## DIGBY WAY, THORPE-LE-SOKEN, CO16 0DQ

PRICE £365,000

Tucked away and overlooking open space to front, we are pleased to offer for sale this immaculately presented, detached house. Built by Bennett Homes in 2019, the property benefits from the balance of a 10 year build warranty for peace of mind. Located in the popular village of Thorpe-Le-Soken approximately quarter of a mile from the High Street, which is well served by a range of amenities.

- Three Bedrooms
- South Facing Garden
- En-Suite to Master
- Built 2019
- Thorpe-Le-Soken
- EPC B



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

13'9 x 6'8 (4.19m x 2.03m)

### WC

6'8 x 3'1 (2.03m x 0.94m)



### LOUNGE

17'2 x 10'9 (5.23m x 3.28m)



### KITCHEN/DINER

17'2 x 8'9 (5.23m x 2.67m)



### FIRST FLOOR

### LANDING



### BEDROOM ONE

10'11 x 10'8 (3.33m x 3.25m)

## EN-SUITE

5'11 x 4'7 (1.80m x 1.40m)



## BATHROOM

7'5 x 6'1 (2.26m x 1.85m)



## BEDROOM TWO

12'8 max x 8'5 (3.86m max x 2.57m)



## BEDROOM THREE

8'7 x 8'4 (2.62m x 2.54m)



## OUTSIDE

### FRONT

### REAR

### Additional Info

Council Tax Band: D

Heating: Gas central heating

Services: Mains gas, electricity, water & sewer

Broadband: Ultrafast (up to 1,000mbps)

Mobile Coverage: Indoor - Limited / Outdoor - Likely

Construction: Cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk: Surface Water - Medium / Rivers & Sea - Very Low

Additional Charges: Estate Charge - £225.87 PA (approx.)

Seller's Position: Complete onward chain

Garden Facing: South

### 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

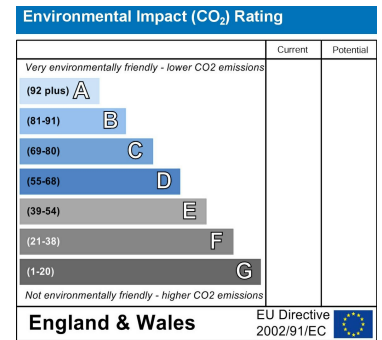
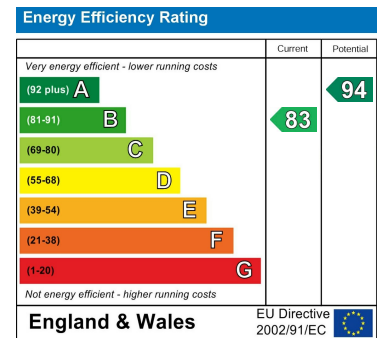
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



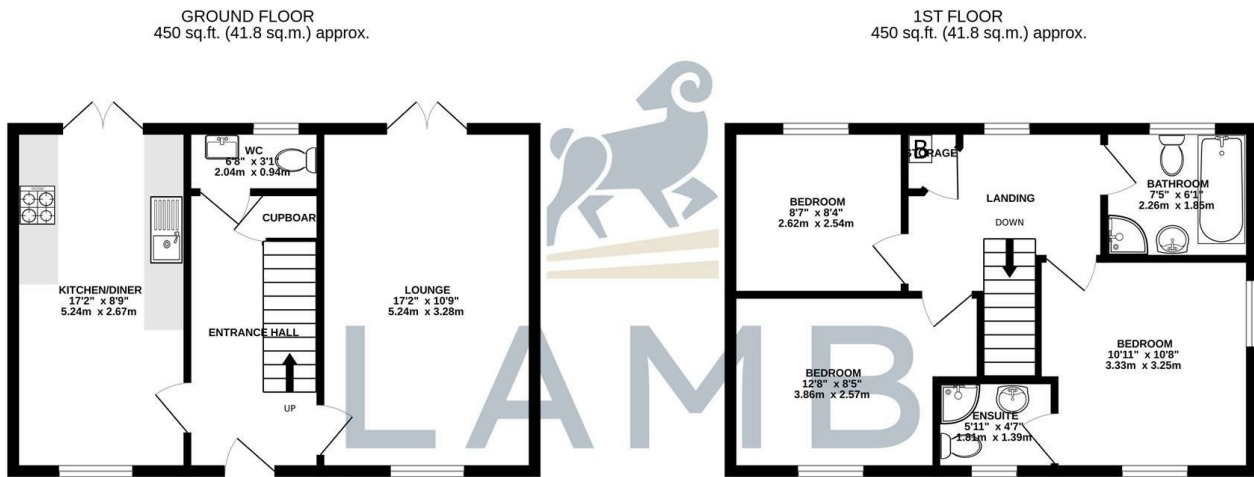
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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.  
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