

5, Viscount Way  
Thorpe-Le-Soken, CO16 0EW  
Price £465,000 Freehold





NO ONWARD CHAIN!! New to the market is this BEAUTIFUL DETACHED FAMILY HOME with SOUTH FACING LANDSCAPED GARDEN positioned in a cul-de-sac on the Henderson Park Development in Thorpe-le-Soken. This modern property has been beautifully designed and finished to a very high standards and is ready to move into. There is a wealth of light and airy living accommodation with space for the whole family. The ground floor accommodation offers two reception rooms, a kitchen diner with modern units and high end appliances, sitting room with double doors to the garden, utility room and cloakroom. Upstairs is a generous landing, four double bedrooms, en-suite shower room and the bathroom. The rear garden offers a large feature pond and decking area which extends across the back of the property providing a perfect entertaining space. The property also offers a garage and driveway. Henderson Park is positioned on the outskirts of Thorpe-le-Soken which offers a bustling high street, primary and secondary schools, train station with services to Chelmsford and London and plenty of restaurants and pubs! Call Paveys to arrange your appointment to view.



## Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not energy efficient - higher running costs

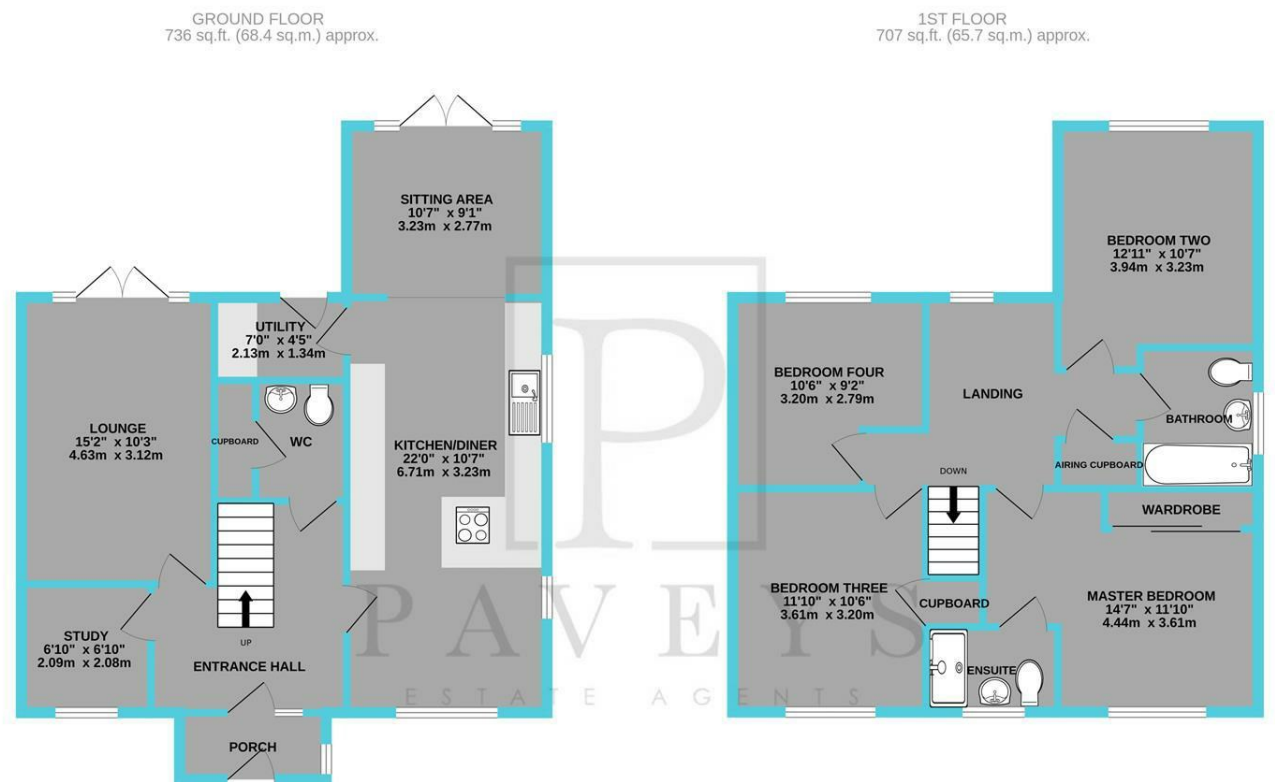
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1443 sq.ft. (134.1 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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## PORCH

Composite entrance door to front aspect, double glazed full height window to side, tiled flooring, wall mounted light, pitched and tiled roof.

## ENTRANCE HALL

Composite entrance door and double glazed full height panel to front aspect, laminate flooring, smooth ceiling, stair flight to First Floor, door to Cloakroom, under stairs storage cupboard, radiator.

## CLOAKROOM

Modern white suite comprising low level WC and wall mounted wash hand basin. Laminate flooring, part tiled walls, wall mounted cupboards, door to large walk in cupboard, radiator.

## LOUNGE 15'2 x 10'3 (4.62m x 3.12m)

Double glazed patio doors and full height panels to rear garden, fitted carpet, smooth ceiling, TV point, radiator.

## STUDY 6'10 x 6'10 (2.08m x 2.08m)

Double glazed window to front, fitted shutters, laminate flooring, smooth ceiling, radiator.

## KITCHEN DINER 22' x 10'7 (6.71m x 3.23m)

Kitchen: Modern grey high gloss over and under counter units, matching full height cupboards, work tops, inset white ceramic sink and drainer unit with mixer tap. Integrated eye level AEG double oven, AEG ceramic hob with extractor hood over, integrated dishwasher, integrated fridge freezer. Double glazed window to side, laminate flooring, smooth ceiling, spot lights, under unit lighting. Open access to Sitting Area.

Dining Area: Double glazed window to front, fitted shutters, double glazed full height window to side, laminate flooring, smooth ceiling, radiator.

## SITTING AREA 10'7 x 9'1 (3.23m x 2.77m)

Double glazed patio doors and full height panels to rear garden, laminate flooring, smooth ceiling TV point, radiator.

## UTILITY 7' x 4'5 (2.13m x 1.35m)

Modern grey high gloss over and under counter units, work top and upstand, inset under mount sink with mixer tap. Cupboard housing wall mounted Ideal Logic boiler (not tested by agent), space and plumbing for washing machine. UPVC double glazed door to rear garden, laminate flooring, smooth ceiling, radiator.

## FIRST FLOOR

## FIRST FLOOR LANDING

Double glazed window to rear, fitted carpet, smooth ceiling, spot lights, loft access, built in airing cupboard, radiator.

## MASTER BEDROOM 14'7 x 11'10 (4.45m x 3.61m)

Double glazed window to front, fitted shutters, fitted carpet, smooth ceiling, built in wardrobe with mirror fronted sliding doors, door to En Suite, radiator.

## EN SUITE SHOWER ROOM

Modern white suite comprising low level WC, wall mounted wash hand basin and walk in shower cubicle. Double glazed window to front, laminate flooring, part tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

## BEDROOM TWO 12'11 x 10'7 (3.94m x 3.23m)

Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

## BEDROOM THREE 11'10 x 10'6 (3.61m x 3.20m)

Double glazed window to front, fitted shutters, fitted carpet, smooth ceiling, built in cupboard, radiator.

## BEDROOM FOUR 10'6 x 9'2 (3.20m x 2.79m)

Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

## BATHROOM

Modern white suite comprising low level WC, wall mounted wash hand basin and bath with shower and screen over. Double glazed window to side, laminate flooring, part tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

## OUTSIDE FRONT

Laid to lawn with low retaining wall, pathway to entrance door, shingled driveway to the front of the garage providing off road parking for two vehicles, gated access to rear.

## OUTSIDE REAR

A stunning and beautifully maintained garden, commencing with a large raised decking area which extends across the entire back of the property. Large feature pond with raised rockery area with mature planting. The remainder of the garden is laid to lawn with retaining panel fencing and well stocked borders and beds. To the rear of the garden is a paved patio area which is perfect for alfresco dining. Courtesy door to garage, gated access to front, outside tap.

## GARAGE

Up and over door, power and light connected, courtesy door to rear garden.

## IMPORTANT INFORMATION

Council Tax Band:

Tenure:

Energy Performance Certificate (EPC) rating:

The property is connected to electric, gas, mains water and sewerage.

## DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

## MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.