



8, Paolozzi Way

Thorpe-le-socken, CO16 0EU

Offers over £350,000 Freehold

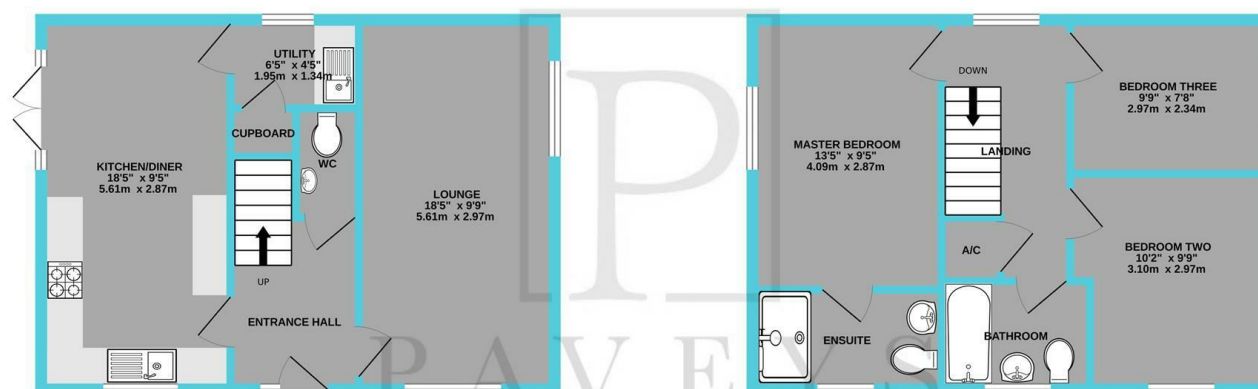


Paveys are pleased to offer for sale this CORNER PLOT DETACHED FAMILY HOME positioned in a peaceful setting with views over the greensward on the HENDERSON PARK DEVELOPMENT. This modern family home is in excellent order and is beautifully presented throughout. Internally the property offers a lounge, kitchen diner with double doors to the garden, utility room, cloakroom, three first floor bedrooms, en-suite shower room and family bathroom. There is a private and well maintained rear garden, off road parking to the front of the garage and additional parking to the side. The detached garage has been divided into two parts with a storage area to the front and a multi purpose studio/home office to the rear. Henderson Park is a new development of modern properties positioned on the outskirts of Thorpe-le-Soken and is situated within easy reach of the primary and secondary schools, shops, pubs and restaurants in the High Street and within close proximity of the railway station with services to Colchester, Chelmsford and London. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



ESTATE AGENTS

TOTAL FLOOR AREA: 940 sq.ft. (87.4 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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Energy Efficiency Rating	
Current	Potential
84	95

Very energy efficient - lower running costs

(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

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

England & Wales EU Directive 2002/91/EC

#### ENTRANCE HALL

Composite entrance door to front aspect, Amtico flooring, smooth ceiling stair flight to First Floor, door to Cloakroom, radiator.

#### CLOAKROOM

White suite comprising low level WC and wall mounted wash hand basin. Amtico flooring, smooth ceiling, radiator.

#### LOUNGE 18'5 x 9'9 (5.61m x 2.97m)

Double glazed windows to front and side aspects, Amtico flooring, smooth ceiling, TV point, radiator.

#### KITCHEN DINER 18'5 x 9'5 (5.61m x 2.87m)

Modern light grey over and under counter units, matching full height units, work tops and upstands, inset stainless steel sink and drainer with mixer tap. Built in eye level Zanussi oven, Zanussi gas hob and extractor hood, integrated fridge freezer, integrated dishwasher. Double glazed window to rear, double glazed double doors and full height panels to rear garden, Amtico flooring, smooth ceiling, spot lights, extractor fan, door to Utility, radiator.

#### UTILITY ROOM 6'5 x 4'5 (1.96m x 1.35m)

Modern over and under counter units, work tops and upstands, inset stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, cupboard housing wall mounted boiler (not tested by Agent). Double glazed window to rear, door to under stairs cupboard, Amtico flooring, smooth ceiling, radiator.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

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

##### MASTER BEDROOM 13'5 x 9'5 (4.09m x 2.87m)

Double glazed window to side, fitted carpet, smooth ceiling, door to En Suite Shower Room, radiator.

##### EN SUITE SHOWER ROOM

Modern white suite comprising low level WC, wall mounted wash hand basin and enclosed shower cubicle. Double glazed window to front, Amtico flooring, smooth ceiling, spot lights, extractor fan, part tiled walls, radiator.

##### BEDROOM TWO 10'2 x 9'9 (3.10m x 2.97m)

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

##### BEDROOM THREE 9'9 x 7'8 (2.97m x 2.34m)

Double glazed window to side, 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 front, Amtico flooring, smooth ceiling, spot lights, extractor fan, part tiled walls, radiator.

#### OUTSIDE FRONT

The property occupies a wonderful corner plot position with greensward views to the front. The front of the property is laid to lawn with flower and shrub borders. To the side of the property is a hardstanding area for off road parking. There is also off road parking to the front of the garage.

#### OUTSIDE REAR

Good size corner garden commencing with a paved patio area bordered by raised wooden beds. Paved pathway to Studio/Home Office. The remainder is laid to lawn with retaining wall and panel fencing. Access to Studio/Home Office, timber shed, gated access to front

#### DETACHED GARAGE & STUDIO/HOME OFFICE 14'6 x 8' (4.42m x 2.44m)

The garage is currently divided into two parts with a storage area to the front with up and over door and courtesy door to the rear garden. The rear of the garage has been converted into a studio/home office and has laminate flooring, smooth ceiling, spot lights, double glazed courtesy door and window to side. Pitched and tiled roof, power and light is connected (not tested by Agent).

#### IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: B

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.