

9, Chaplin Drive

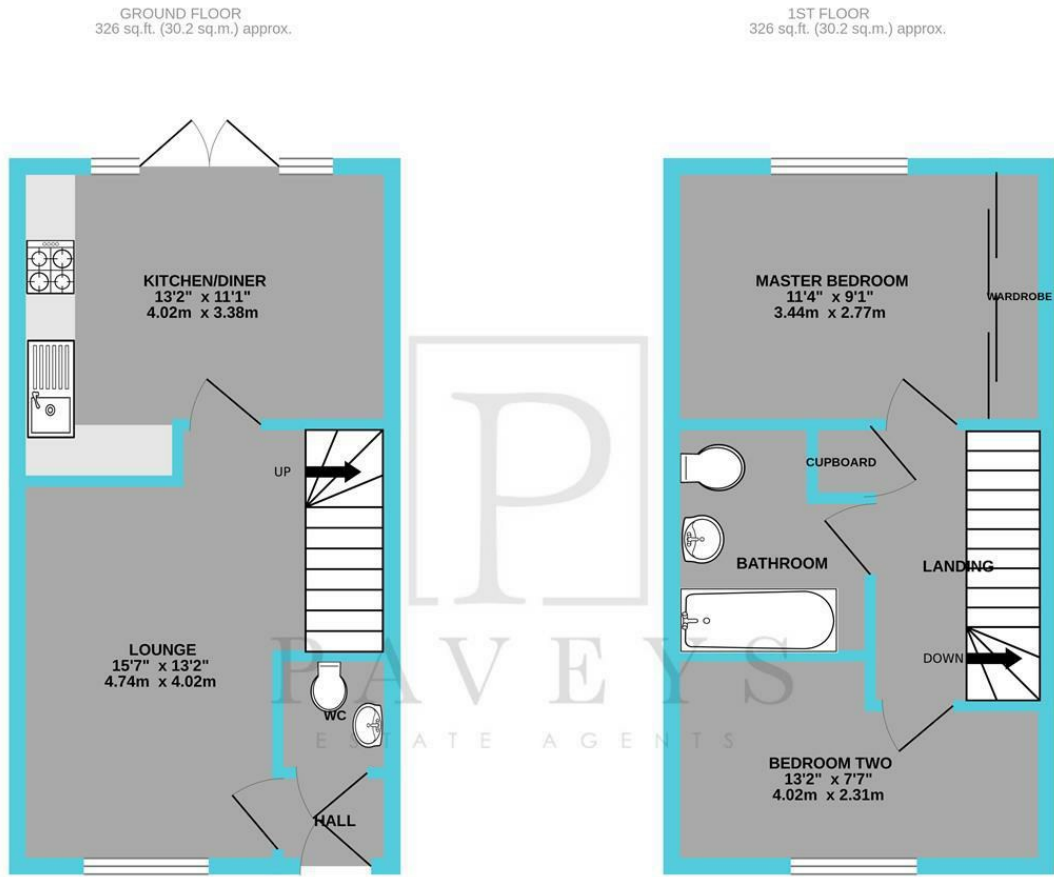
Thorpe-Le-Soken, CO16 0EY

Offers in excess of £275,000 Freehold

Paveys are pleased to offer for sale this SEMI DETACHED FAMILY HOME positioned in a peaceful setting on the HENDERSON PARK DEVELOPMENT. This modern family home was built in 2019 and is in great order throughout. Internally the property offers a lounge, kitchen diner with double doors to the garden, cloakroom, two double bedrooms and family bathroom. There is a private rear garden with patio area and off road parking to the front for two vehicles. 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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		97	(92 plus) A		
(81-91) B	84		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 651 sq.ft. (60.5 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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ENTRANCE HALL

Composite entrance door to front aspect, LVT flooring, smooth ceiling, door to Lounge.

CLOAKROOM

White low level WC and wall mounted wash hand basin. LVT flooring, smooth ceiling, tiled splash back, radiator.

LOUNGE 15'7 x 13'2 (4.75m x 4.01m)

Double glazed window to front, fitted carpet, smooth ceiling, TV point, stair flight to First Floor, under stairs recess, radiator.

KITCHEN DINER 13'2 x 11'1 (4.01m x 3.38m)

White gloss fronted over and under counter units, work tops and upstands inset stainless steel sink and drainer with mixer tap. Built in electric oven, gas hob with extractor over, integrated appliances including dishwasher, fridge freezer and washing machine. Double glazed double doors and matching side panels to rear garden, LVT flooring, smooth ceiling, spot lights,

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, loft access, radiator.

MASTER BEDROOM 11'4 x 9'1 (3.45m x 2.77m)

Double glazed window to rear, fitted carpet, smooth ceiling, fitted wardrobe with sliding doors, radiator.

BEDROOM TWO 13'2 x 7'7 (4.01m x 2.31m)

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

BATHROOM

Modern white suite comprising low level WC, pedestal wash hand basin and bath with shower and glass screen over. LVT flooring, smooth ceiling, spot lights, part tiled walls, radiator.

OUTSIDE FRONT

Paved pathway to entrance door with gravel and shrub borders, side driveway providing off road parking for two vehicles, gated access to rear garden.

OUTSIDE REAR

Paved patio area, lawn area with raised flower and shrub bed, panel fencing, timber shed, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: B
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.