

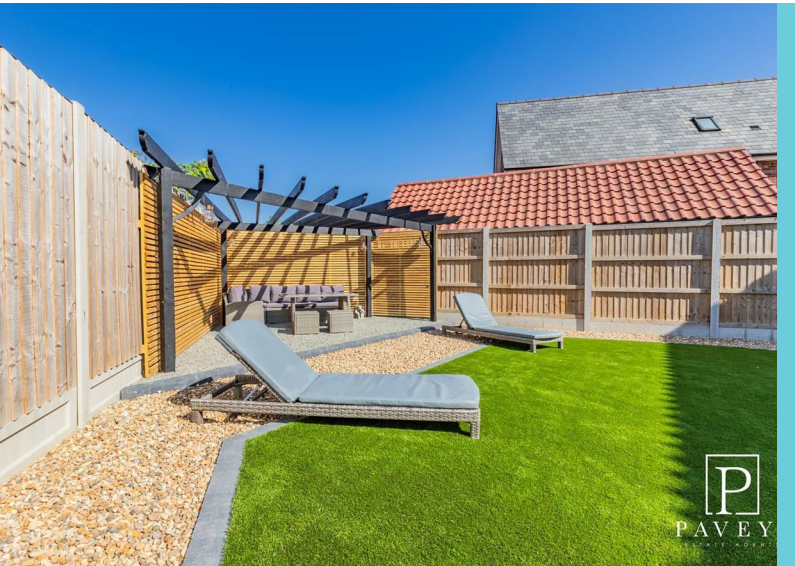


28, Lady Nelson Gardens  
Thorpe-le-Soken, CO16 0FG

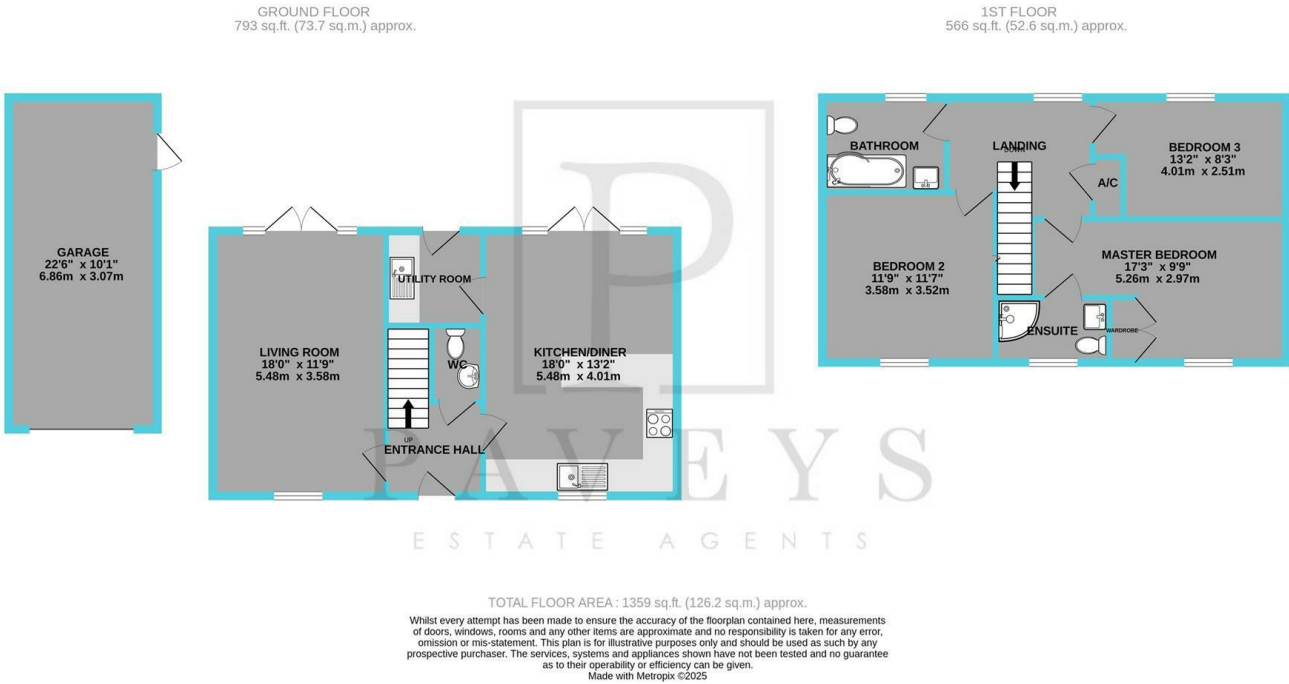
Guide price £500,000 Freehold



\*\*\*GUIDE PRICE £500,000-£525,000\*\*\* New to the market is this STYLISH "TURN KEY" DETACHED PROPERTY with DETACHED GARAGE in a PRIME LOCATION on the desirable LADY NELSON GARDENS DEVELOPMENT in the village of Thorpe-le-Soken. This modern property was built by local developers Burfoot Homes in 2023 and forms part of a small development of exclusive properties set in landscaped gardens and surrounded by open fields and countryside. Key features of this property include a bright and sunny kitchen diner with integrated Bosch appliances, utility room, lounge with doors to the landscaped garden, master bedroom with en suite shower room, two further double bedrooms and bathroom. Thorpe-le-Soken has a traditional high street with a wealth of independent shops, popular pubs and restaurants, schools and rail station with services to Central London. It is located close to the coast at Frinton-on-Sea and within easy access of the A120. An internal viewing is highly recommended in order to appreciate this beautiful home and its location. All Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>94</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



ENTRANCE HALL

Composite entrance door with inset glass to front aspect, LVT flooring, stair flight to First Floor, smooth ceiling, radiator.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. LVT flooring, smooth ceiling, radiator.

LIVING ROOM 18' x 11'9 (5.49m x 3.58m)

Double glazed sash window to front, double glazed double doors and full height panel windows to rear garden, fitted carpet, smooth ceiling, TV point, radiators.

KITCHEN DINER 18' x 13'2 (5.49m x 4.01m)

Modern dark blue under counter units, matching wall, display and full height cabinets, laminate work tops and upstands, inset sink and drainer with mixer tap. Range of Bosch appliances including eye level oven, electric hob, extractor hood, dishwasher, fridge freezer. Double glazed sash window to front, double glazed double doors and full height panel windows to rear garden, tiled flooring, smooth ceiling, spot lights, under unit lighting, radiator.

UTILITY ROOM

Under counter units with laminate worktop and upstands, inset sink and drainer with mixer tap, space and plumbing for washing machine, wall mounted boiler (not tested by Agent. UPVC double glazed door to rear garden, tiled flooring, smooth ceiling, spot lights, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

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

MASTER BEDROOM 17'9 x 9'9 (5.41m x 2.97m)

Double glazed window to front, fitted carpet, smooth ceiling, built in wardrobe, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM

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

BEDROOM TWO 11'9 x 11'7 (3.58m x 3.53m)

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

BEDROOM THREE 13'2 x 8'3 (4.01m x 2.51m)

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

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and P shaped bath with shower and screen over. Double glazed window to rear, tiled flooring, part tiled walls, wall mounted illuminated mirror, smooth ceiling, spot light, chrome heated towel rail.

OUTSIDE FRONT

Manicured lawn with shrub borders, block paved driveway for two vehicles, exterior lighting, gated access to rear garden.

OUTSIDE REAR

A private landscaped garden commencing with a large Indian slate patio area, artificial lawn with pebble borders, feature pergola with seating area, exterior lighting, outside tap, access to garage, gated access to front.

DETACHED GARAGE 22'6 x 10'1 (6.86m x 3.07m)

Pitched and tiled roof, up and over door, power and light connected (not tested by Agent), UPVC courtesy door to rear garden.

AGENTS NOTE

The property is positioned on a Private Road.

IMPORTANT INFORMATION

Council Tax Band: E

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.