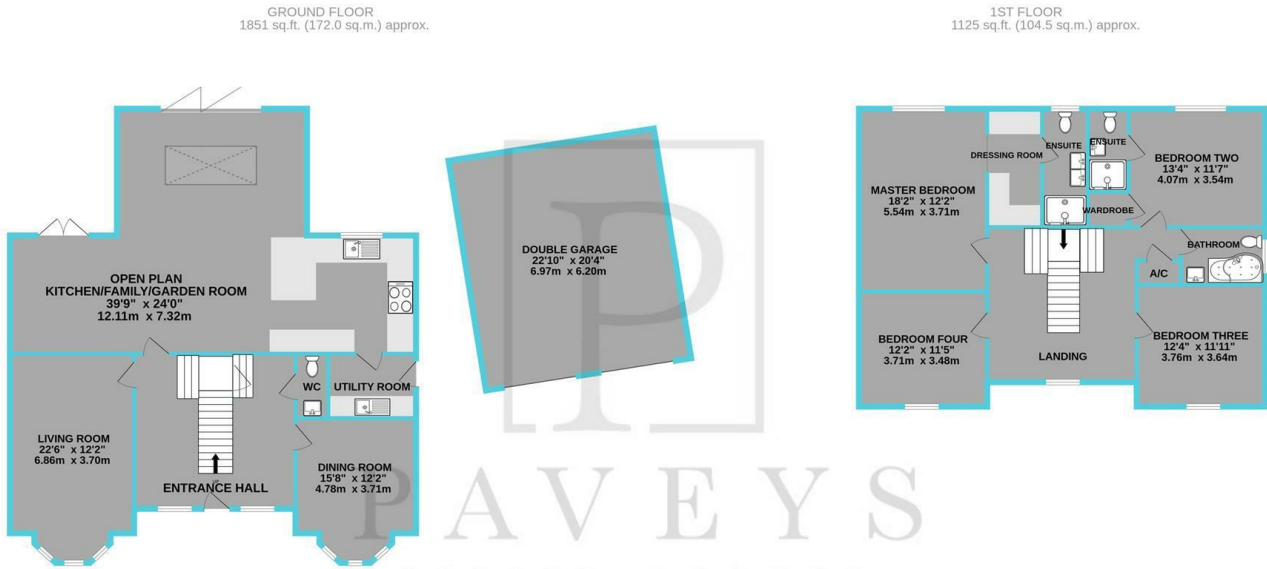




The Manor 24, Lady Nelson Gardens  
Thorpe-Le-Soken, CO16 0FG  
Offers in excess of £800,000 Freehold



Welcome to The Manor @ Lady Nelson Gardens, a spacious and modern detached family home offering an impressive 2976 sq ft of accommodation (including the double garage). The property sits on a generous plot of beautifully landscaped gardens with a feature pond, detached double garage and ample parking for up to 16 vehicles. Lady Nelson Gardens was built by reputable developers Burfoot Homes in 2023 and is a private development of exclusive detached properties positioned within easy reach of the Thorpe-le-Soken High Street. At the heart of the home is a wonderfully spacious open plan kitchen, family area and garden room with plenty of space for the whole family. Other key features include two formal reception rooms, a generous entrance hall with stairs to the gallery landing, master bedroom suite with dressing area, three further double bedrooms and two ensuite shower rooms. Thorpe-le-Soken has a wealth of highly regarded eateries and independent shops. It also benefits from a primary school, secondary school (years 7-9 lower campus) and rail station with services to Colchester, Chelmsford and 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.



TOTAL FLOOR AREA : 2976 sq.ft. (276.5 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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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>89</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 to front aspect, double glazed sash windows to front, tiled flooring, smooth ceiling, stair flight to gallery landing, understairs storage cupboard, under floor heating.

LIVING ROOM

Double glazed sash windows to front, fitted carpet, smooth ceiling, under floor heating.

DINING ROOM

Double glazed sash windows to front, fitted carpet, smooth ceiling, under floor heating.

OPEN PLAN KITCHEN & FAMILY AREA

Range of dove grey over and under counter units with matching full height cabinets and drawers, Quartz work tops and upstands, inset under mount sink with mixer tap, glass splash back. Range of Bosch twin eye level ovens, induction hob and stainless steel extractor hood. Integrated dishwasher and fridge freezer. Double glazed French doors to the garden, double glazed window to rear, tiled flooring, under floor heating, smooth ceiling, spot lights, door to Utility Room.

GARDEN ROOM

Double glazed bi fold doors to the garden, large double glazed roof lantern, tiled flooring, under floor heating.

UTILITY ROOM

Under counter units with Quartz work top and upstands over, inset stainless steel sink and drainer with mixer tap. Wall mounted boiler (not tested by Agent), space and plumbing for dishwasher, space for tumble dryer. UPVC double glazed door to side, tiled flooring, smooth ceiling, under floor heating.

CLOAKROOM

Modern white suite comprising low level WC and wall mounted vanity wash hand basin. Tiled flooring, smooth ceiling, under floor heating.

FIRST FLOOR

FIRST FLOOR GALLERY LANDING

Generous landing, double glazed sash window to rear, fitted carpet, smooth ceiling, built in airing cupboard, radiator.

MASTER BEDROOM

Double glazed sash window to rear, fitted carpet, smooth ceiling, opening to Ensuite Dressing Room, door to Cloakroom, radiator.

ENSUITE DRESSING ROOM

Fitted carpet, smooth ceiling, range of oak framed open wardrobes and shelving, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM

Modern white suite comprising low level WC, twin vanity wash hand basins and large walk in shower with sliding door and rainfall shower. Double glazed sash window to rear, smooth ceiling, spot lights, twin wall mounted illuminated mirrors, chrome heated towel rail.

BEDROOM TWO

Double glazed sash window to rear, fitted carpet, smooth ceiling, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and walk in shower with sliding door and rainfall shower. Smooth ceiling, spot lights, wall mounted illuminated mirror, chrome heated towel rail.

BEDROOM THREE

Double glazed sash window to front, fitted carpet, smooth ceiling, fitted oak framed open wardrobes and shelving, radiator.

BEDROOM FOUR

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

BATHROOM

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

OUTSIDE FRONT

A beautifully landscaped garden with established planting and retaining fencing. Generous driveway to the front of the detached garage providing ample off road parking for numerous vehicles, exterior lighting, gated access to rear garden. The road immediately to the front of the property is a private freehold drive owned by the vendors affording private parking for approximately 14-16 vehicles.

OUTSIDE REAR

A superb size landscaped garden with manicured lawn bordered by Indian slate patio areas and well stocked flower and shrub borders and beds. Mature planting, feature raised fishpond, exterior lighting, gravel pathways, access to the garage, gated access to front.

DETACHED DOUBLE GARAGE 22'6 x 20'4 (6.86m x 6.20m)

Twin up and over doors, pitched and tiled roof, power and light connected (not tested by Agent), UPVC courtesy door to garden, exterior lighting.

IMPORTANT INFORMATION

Council Tax Band: G

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.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.