

Little Acre, White Lodge Crescent

Thorpe-Le-Soken, CO16 0HT

Price £595,000 Freehold

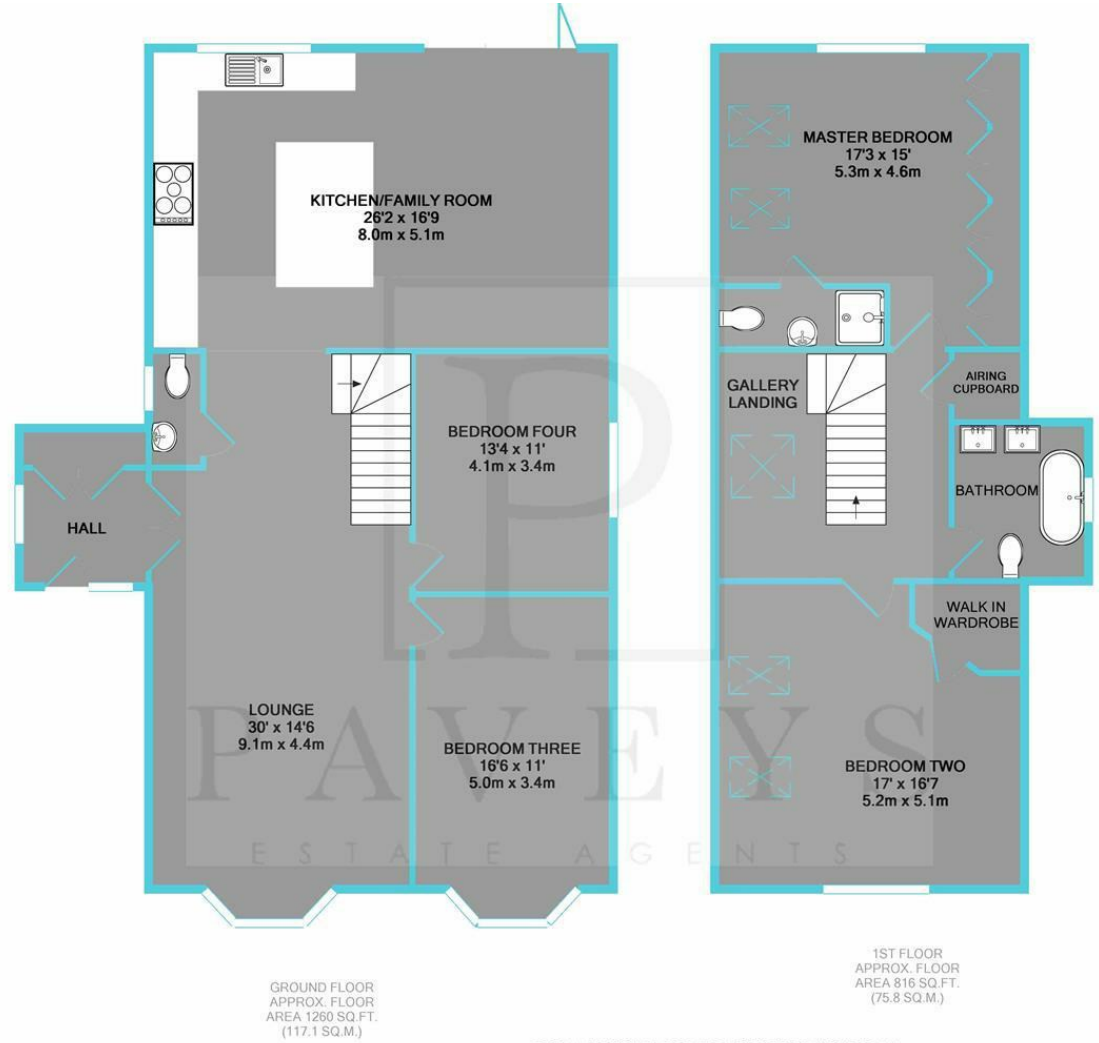


PAVEYS
ESTATE AGENTS

A stunning modern FOUR DOUBLE BEDROOM DETACHED CHALET set in a semi rural position on the outskirts of Thorpe-le-Soken. This contemporary property is beautifully presented and offers NO ONWARD CHAIN, open plan modern living with an attractive kitchen/diner and family room with bi-fold doors to the garden, lounge with a vaulted ceiling to the gallery landing, two ground floor double bedrooms, cloakroom and oak flooring throughout. The first floor consists of the master bedroom with en-suite shower room, a further double bedroom and spacious modern bathroom. The gardens to the front and rear are well maintained and there is a good size driveway with ample off road parking. The property is conveniently positioned within easy reach of shops and restaurants in the High Street along with rail services to Colchester and London Liverpool Street. It falls within catchment for the popular Rolph CofE Primary School and Tendring Technology College. An internal viewing is highly recommended. Call Paveys today for more information.



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		(92 plus) A	
(81-91) B		(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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Feature glazed entrance door to front aspect with full height glazed window to front. Oak flooring with under floor heating, high vaulted ceiling, built in cloaks cupboard with oak double doors, double oak doors leading to Lounge.

LOUNGE 30 x 14'6 (9.14m x 4.42m)

Double glazed bay window to front, oak flooring with under floor heating, smooth ceiling with spot lights inset, further concealed ceiling lighting, feature oak staircase to First Floor galleried landing, open plan to Kitchen/Diner & Family Room.

CLOAKROOM

Modern white suite comprising low level WC and wash hand basin. Obscured double glazed window, oak flooring with under floor heating.

OPEN PLAN KITCHEN/DINER & FAMILY ROOM 26'2 x 16'9 (7.98m x 5.11m)

Range of contemporary base units with Corian work tops, inset stainless steel double sink unit with mixer taps, matching eye level units and tall storage cupboards. Built in AEG oven and gas hob with stainless steel extractor hood over, built in AEG microwave/combi oven, integrated fridge/freezer and dishwasher. Feature central island unit with storage cupboards and breakfast bar. Double glazed bi-fold doors to rear garden, double glazed window to rear, oak flooring with under floor heating, smooth ceiling with spot lights inset.

BEDROOM THREE 16'6 x 11' plus bay (5.03m x 3.35m plus bay)

Double glazed bay window to front, oak flooring with under floor heating.

BEDROOM FOUR 13'4 x 11 (4.06m x 3.35m)

Double glazed window to side, oak flooring with under floor heating.

GALLERIED FIRST FLOOR LANDING

Oak staircase with glass balustrade, large Velux window, built in airing cupboard housing hot water tank, fitted carpet, smooth ceiling with LED spot lights.

MASTER BEDROOM 17'3 x 15' (5.26m x 4.57m)

Double glazed window to rear, two Velux windows to side, fitted carpet, range of full height built in wardrobes and storage cupboards, loft access, smooth ceiling with LED spotlights inset. Door to En-Suite.

EN-SUITE TO MASTER BEDROOM

Modern white suite comprising low level WC, vanity wash hand basin and full tiled shower cubicle. Tiled floor, smooth ceiling with LED spotlights inset, tiled splash back, heated towel rail.

BEDROOM TWO 17' x 16'7 (5.18m x 5.05m)

Double glazed window to front with views to the sea, two Velux windows to side, fitted carpet, smooth ceiling with LED spotlights inset, walk in wardrobe, radiator.

BATHROOM

Modern white suite comprising low level WC, twin vanity wash hand basins and freestanding bath. Obscured double glazed window to side, tiled floor, part tiled walls, smooth ceiling with LED spotlights inset, heated towel rail.

REAR GARDEN

An approximate 50ft rear garden, commencing with a paved patio area, the remainder is laid to lawn with panel fencing, flower and shrub borders, mature hedgerows and trees to the rear, gated access to the front.

OUTSIDE FRONT

Good size front garden with large gravelled driveway providing off road parking for numerous vehicles, the remainder is laid to lawn with mature shrubs and hedgerow borders, gated access to rear garden.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: To Be Confirmed.

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 2003

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