



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## THE OAKS, THORPE-LE-SOKEN, CO16 0AA

### PRICE £650,000

**\*\* SOLD PRIOR TO MARKETING \*\*** 'The Oaks' A small development of just four, luxury detached bungalows located in the sought-after village of Thorpe-Le-Soken. Each bungalow features a spacious open-plan kitchen, living, and dining area – ideal for entertaining or family life – with contemporary finishes and ample natural light. The master bedroom benefits from a private En suite and a walk-in dressing room, creating a luxurious retreat within your home. Externally the property boasts a single garage with ample parking, Solar Panels and generous garden overlooking fields to rear. Energy Rating – A

- Three Bedroom Detached Bungalow
- Completion from June 2025
- Luxury Finish
- Open Plan Living
- Boutique Development
- Just Two Plots Remaining
- Solar Panels
- EPC A\*



Sales | Lettings | Commercial | Land & New Homes  
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

## ENTRANCE HALL

## KITCHEN/LIVING/DINING

31'3" x 16'2" (9.53m x 4.93m )

## UTILITY/BOOT ROOM

12'5" x 5'8" (3.78m x 1.73m )

## BEDROOM

12'5" x 11'2" (3.78m x 3.40m)

## DRESSING ROOM

8'6" x 6'8" (2.59m x 2.03m )

## ENSUITE

## BEDROOM

12'4" x 10'0" (3.76m x 3.05m )

## BEDROOM

13'0" x 8'0" (3.96m x 2.44m )

## BATHROOM

12'5" x 5'8" (3.78m x 1.73m )

## GARDEN

## FRONT ASPECT

## REAR ASPECT

## MATERIAL INFO

Council Tax Band: TBC

Heating: Air Source Heat Pump- Underfloor

Services:

Mains electricity -

Mains gas -

Mains water -

Mains drainage - Treatment Plant

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - Limited

EE - Likely

Three - None

Vodafone - Limited

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Low

Additional Charges: None

Seller's Position: No Onward Chain

Garden Facing: North East

Non-Standard Features to note: None

## ANTI MONEY LAUNDERING

ANTI-MONEY LAUNDERING REGULATIONS 2017

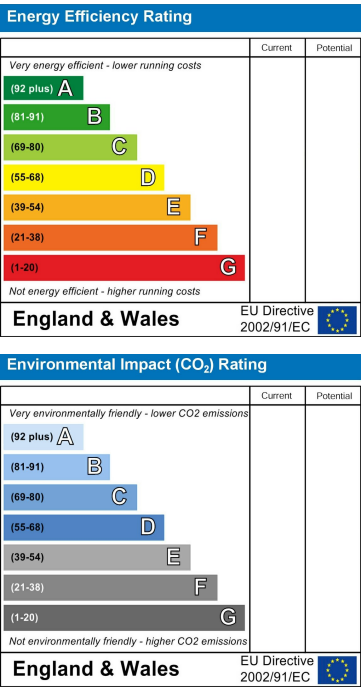
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.