



LAMB & CO

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Inspired by property, driven by passion.



COLCHESTER ROAD, THORPE-LE-SOKEN, CO16 0LA

PRICE £475,000

Located on the edge of the sought after village of Thorpe-Le-Soken, affording field views to front, a pair of brand new four bedroom detached houses boasting an excellent specification and spacious accommodation. (please note internal photos shown are from neighbouring property)

- Four Bedrooms
- Field Views to Front
- En-Suite to Master
- 2x Brand New Homes
- Spacious Kitchen/Family Room
- Driveway Parking
- Village Location
- EPC B
- Choice of Carpets

Accommodation comprises with approximate room sizes as follows:

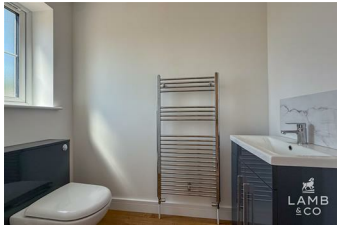
Entrance door to:

ENTRANCE HALL



CLOAKROOM

6'9 x 3'9 (2.06m x 1.14m)



LOUNGE

17'1 x 10'10 (5.21m x 3.30m)



KITCHEN/FAMILY ROOM

21'8 x 20'11 max (6.60m x 6.38m max)



ALTERNATE VIEW



FIRST FLOOR

LANDING



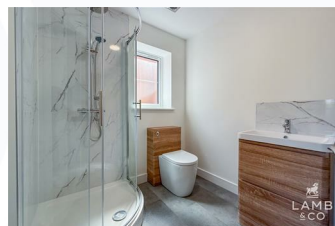
MASTER BEDROOM

13' x 10'10 + door recess (3.96m x 3.30m + door recess)



EN-SUITE

7'4 x 6'4 (2.24m x 1.93m)



BEDROOM TWO

10'11 x 10'9 (3.33m x 3.28m)



BEDROOM THREE

10'8 x 9'8 (3.25m x 2.95m)



BEDROOM FOUR

9'10 x 6'11 (3.00m x 2.11m)



BATHROOM

10'2 x 7'4 (3.10m x 2.24m)



OUTSIDE

FRONT



REAR



VIEW



MATERIAL INFO

Council Tax Band: Awaiting rating

Heating: Gas central heating

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - No (Sewage treatment plant)
Other -
Broadband: ultrafast fibre available
Mobile Coverage:
O2 - 80%
EE - 87%
Three - 73%
Vodafone - 91%
Construction: Conventional cavity wall
Restrictions: None
Rights & Easements: None
Flood Risk:
Rivers & Sea - Very low
Surface Water - Very low
Additional Charges: None
Seller's Position: Vacant - new build
Garden Facing: North East
Warranty - 10 Year build warranty provided by ICW
Non-Standard Features to note: None

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

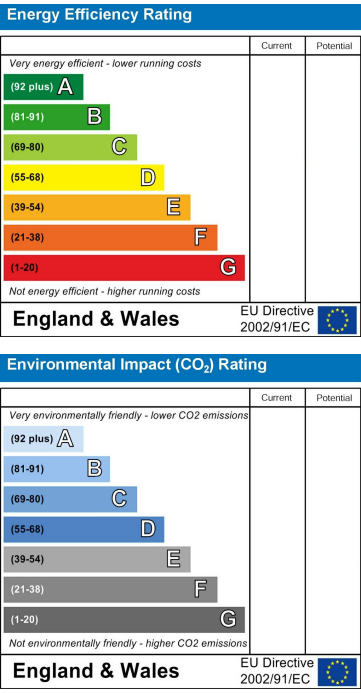
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ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

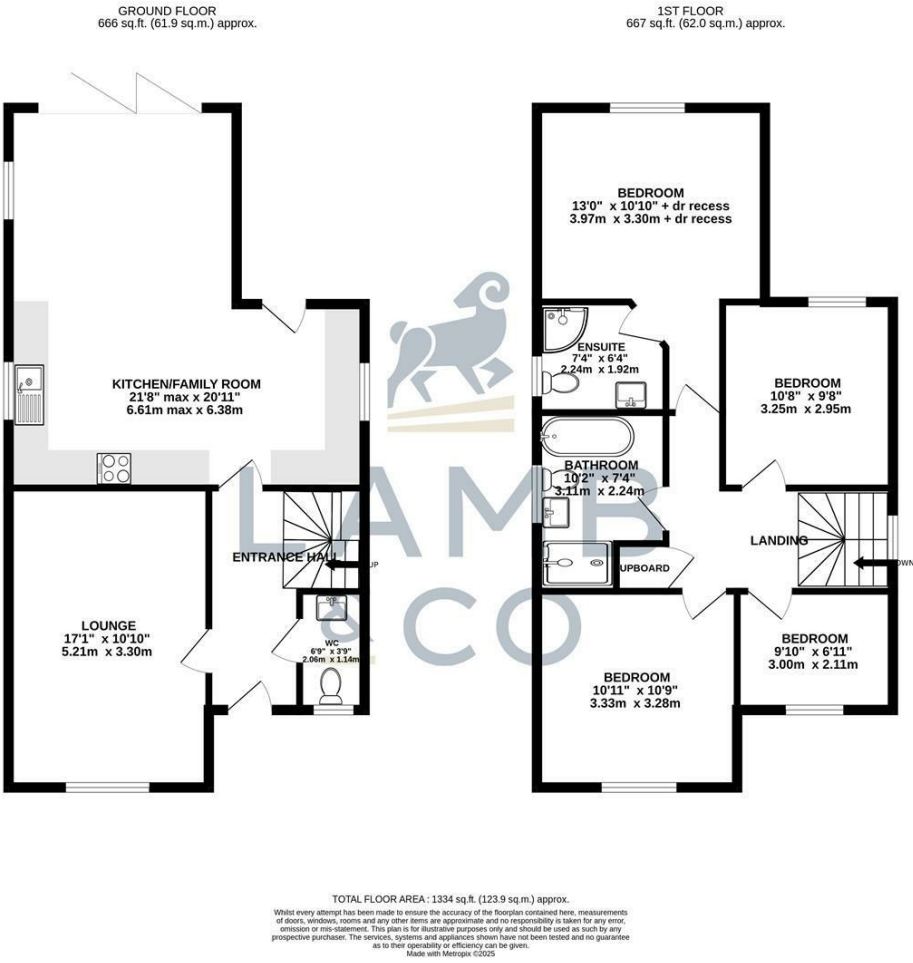
Map



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.