



Cattermole Way Thorpe-le-Soken, CO16 0FA

Situated on the popular 'Henderson Park' Development and in the desirable village of Thorpe-le-Soken, Sheen's Estate Agents are delighted in bringing to market this 2020 constructed, TWO BEDROOM DETACHED BUNGALOW. The property is situated within walking distance of pre-school's, primary and secondary school's and is conveniently located within three quarters of a mile of the mainline railway station at Thorpe with direct links to London Liverpool Street. Shopping amenities can be found within half a mile of the property in Thorpe's high street as well as Frinton's town centre and Seafront being situated approximately four and a half miles away. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- En-Suite to Master Bedroom
- Constructed 2020
- 7 Year NHBC Certificate
- Off Road Parking
- Popular Henderson Park Development
- Village Location
- Cul-De-Sac Position
- Council Tax Band - C
- EPC Rating - B



Price £325,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite door leading to:

Hallway

Built in storage cupboard. Built in airing cupboard housing hot water cylinder. Loft access. Amtico flooring. Radiator. Doors to:



Master Bedroom

10'7" x 10'6"

Radiator. Sealed unit double glazed window to front. Door to:



En-Suite

Suite comprises of low level WC. Wash hand basin with mixer tap. Enclosed shower cubicle with wall mounted shower attachment. Part tiled walls. Amtico flooring. Spotlights. Extractor fan/ Radiator.



Bedroom Two

9'5" x 6'2"

Radiator. Sealed unit double glazed window to front.



Bathroom

Suite comprises of low level WC. Wash hand basin with mixer tap. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Amtico flooring. Spotlights. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Kitchen/Diner

10'9" x 9'5"

Fitted with a range of matching high gloss fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching high gloss units both at eye and floor level. Integrated fridge/freezer. Enclosed boiler providing heating and hot water throughout. Amtico flooring. Spotlights. Extractor fan. Radiator. Sealed unit double glazed window to rear.



Lounge

15'9" x 10'6"

Radiator. Sealed unit double glazed 'French' style doors leading to:



Outside - Rear

Part paved area. Remainder laid to lawn. Shed to remain. Outside tap. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Tarmac driveway providing off street parking for two vehicles. Remainder laid to lawn and shrubs.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

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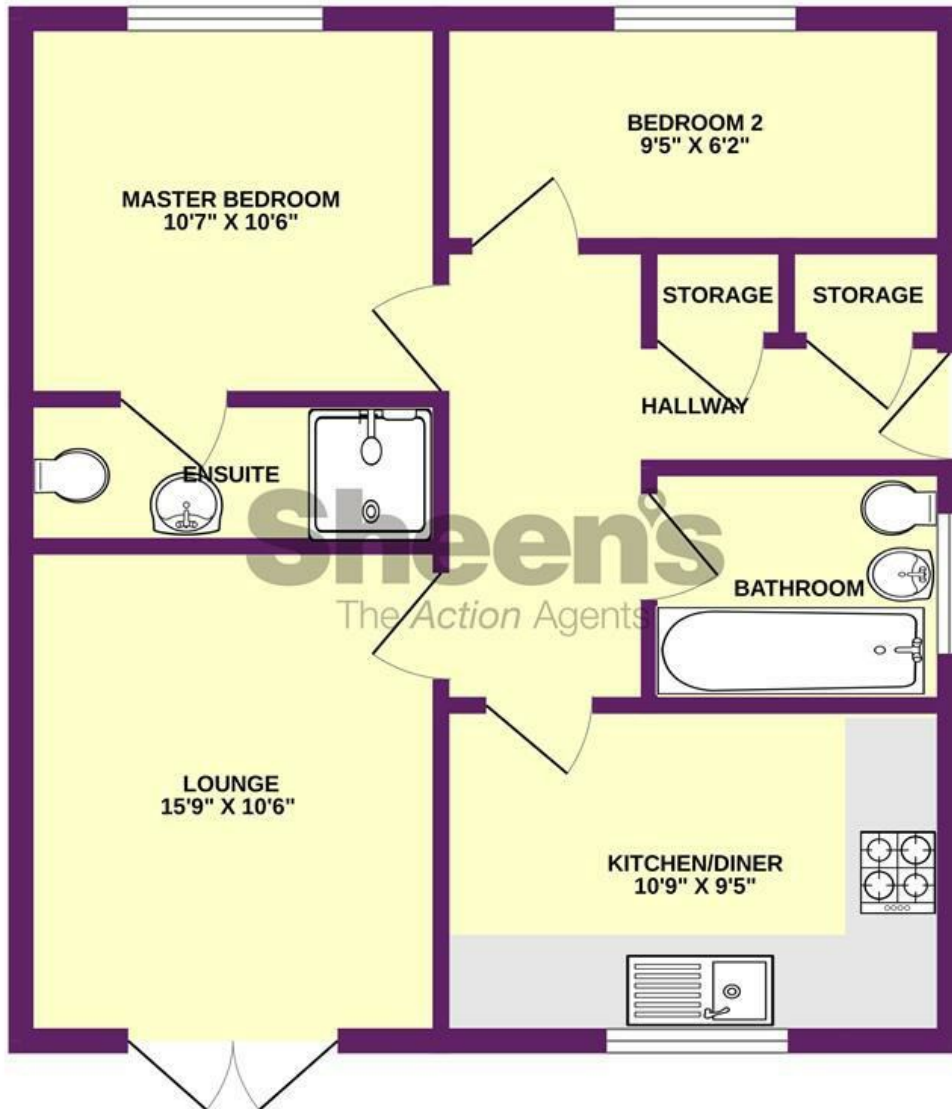
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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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