



Landermere Road Thorpe-Le-Soken, CO16 0NB

*** NO ONWARD CHAIN *** Located in the historic village of Thorpe-le-Soken, situated on a substantial sized plot, Sheen's Estate Agents are delighted in bringing to market this FOUR BEDROOM, THREE RECEPTION ROOM, DETACHED CHALET with distant FARMLAND VIEWS. Boasting a light, spacious open plan kitchen/dining area, en-suite to master bedroom with fitted wardrobes, high end finish throughout and a secluded, spacious rear garden. The property is within a short stroll to the high street offering popular public houses, restaurants and convenience stores. It is in the valuer's opinion that an early inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- Bedroom Five/Study
- Open Planned Kitchen/Diner
- Utility Room
- En-Suite to Master Bedroom
- Distant Farmland Views
- Off Road Parking
- Newly Constructed in 2019
- No Onward Chain
- Council Tax Band - E / EPC Rating - B



Price £599,995 Freehold

Accommodation comprises with approximate room sizes:-

Hallway

Stair flight to first floor. Built in storage cupboard housing hot water cylinder. Tiled flooring with underfloor heating. Spotlights. Obscured sealed unit double glazed window to front. Sealed unit double glazed window to front. Door to:



Bedroom Five/Study

9" x 8'6"

Fitted wardrobes with sliding doors integral shelving. Underfloor heating. Spotlights. Sealed unit double glazed windows to side and front aspect.



Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Tiled splashback. Tiled flooring. Extractor fan. Spotlights. Radiator.



Kitchen/Diner/Family Room

24'10" max x 11'5" into dr

Fitted with a range of matching white high gloss fronted units. Quartz work surfaces. Inset one a half stainless bowl and quartz drainer. Central island with inset five ring Neff induction hob and cupboards and drawers under. Fitted extractor hood with down lights. Further selection of matching high gloss units both at eye and floor level. Water softener. Built in double eye level Neff electric ovens. Space for American style fridge/freezer. Integrated dishwasher. Tiled splashback. Tiled flooring with underfloor heating. Fitted high gloss storage cupboard with sliding doors and integral shelving. Wine cooler. Spotlights. Sealed unit double glazed windows to side aspect. Sealed unit double glazed bi-folding doors leading to rear garden. Door to:



Alternate Kitchen/Diner View



Utility Room

7'3" x 6'5"

Fitted with a range of white high gloss fronted units both at eye and floor level. Quartz work surface. Inset one and a half stainless bowl sink. Plumbing for washing machine and tumble dryer. Quartz splashback. Tiled flooring with under floor heating. Spotlights. Under stairs storage cupboard.



Lounge

24'9" x 12'4"

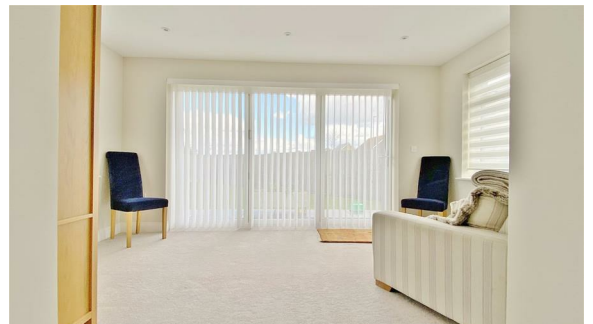
Spotlights. Fitted carpet with under floor heating. Sealed unit double glazed windows to front and rear aspect. Open access to



Garden Room

14'4" x 8'5"

Fitted carpet with under floor heating. Spotlights. Sealed unit double glazed windows to front and rear aspect. Sealed unit double glazed bi-folding doors leading to rear garden.



Landing

Built in airing cupboard housing shelving and boiler providing heating throughout. Loft access. Radiator. Doors to:



Master Bedroom

12'10" x 11'5" into dr

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear. Tri-folding door leading to:



En-Suite

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards under. Fitted shower cubicle with sliding door and waterfall and separate shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed velux window to side.



Bedroom Two

12'5" x 12'5"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to side with farmland views.



Bedroom Three

13'11" x 8'9"

Fitted storage cupboard cupboard with sliding doors and drawers and hanging rail to remain. Radiator. Sealed unit double glazed window to front.



Bedroom Four

10'2" x 8'8"

Radiator. Sealed unit double glazed window to front.



Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed jacuzzi bath with wall mounted shower attachment and separate bath tape and hose. Fully tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Outside - Rear

South East Facing Garden. Part paved area. Remainder laid to lawn. Beds stocked with an array of shrubs and trees. Shed to remain. Outside lights. Outside sockets. Additional side area with further paving and lawn. Additional land housing treatment plant. Access to front via both side gates. Enclosed by panelled fencing.



Alternate Outside Rear View



Outside - Front

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: £118 approx. per annum for clearance of treatment plant. Once a year.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Treatment Plant

(Telephone & Broadband):

Non-Standard Property Features To Note: None

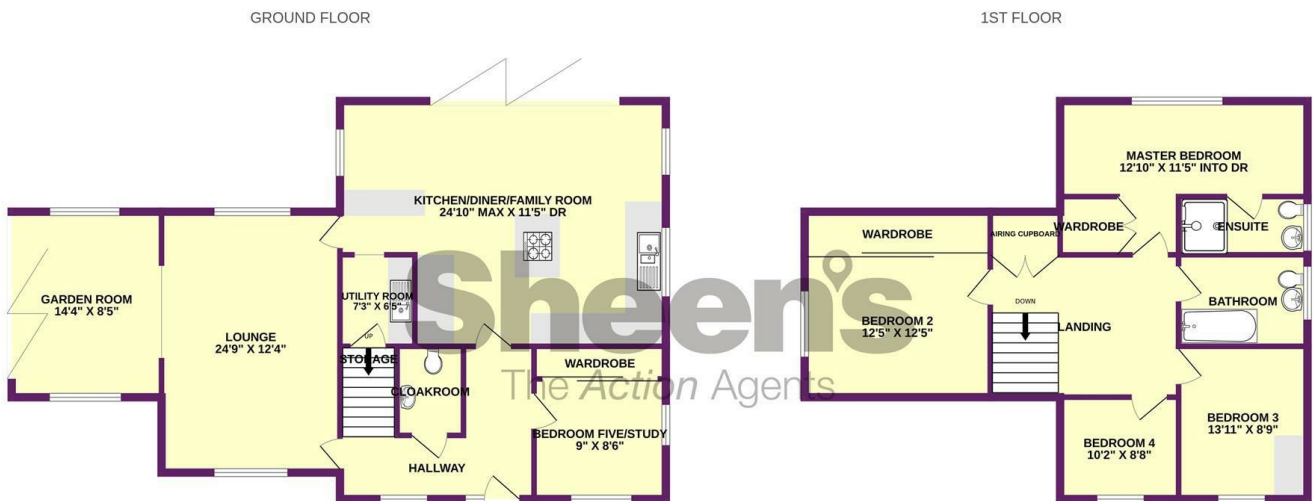
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Disclaimer - wide angle lens etc.

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.





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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Selling properties... not promises

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