



Frinton Road Thorpe-Le-Soken, CO16 0JF

Located in the sought after picturesque village of Thorpe-le-Soken and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this charming, FOUR BEDROOM, THREE RECEPTION ROOM, DETACHED FAMILY HOME. The property is in need of modernisation and sits on a 3/4 of an acre plot offering beautiful original features, en-suite to Master bedroom and a double garage with potential to convert S.T.P.P. Thorpe-le-Soken has an abundance of historic buildings especially noticeable in the High Street which is lined with many attractive cottages, shops, restaurants and inns dating from various periods over the past few centuries. The mainline railway station with its direct links to London Liverpool Street is located within one mile of the property.

- Four Bedrooms
- Three Reception Rooms
- 3/4 Of An Acre Plot
- Double Garage & Off Road Parking
- En-Suite to Master Bedroom
- Oil Central Heating
- Non-Estate Position
- No Onward Chain
- Council Tax Band - E
- EPC Rating - D



Price £540,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

15'9" x 11'4"

Stair flight to first floor. Radiator. Sealed unit double glazed window to front. Doors to:



Study/Bedroom Five

14'10" into bay x 9'3"

Radiator. Sealed unit double glazed bay window to front.



Dining Room

15" into bay x 10'3"

Radiator. Sealed unit double glazed bay window to front.



Lounge

20" x 15'4"

Log burner. Wall lights. Radiator. Two sealed unit double glazed sliding patio doors leading to:



Conservatory

15" x 7'8"

Vinyl flooring. Windows to side and rear aspect. Doors leading to rear garden.



Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.



Kitchen/Breakfast Room

17'6" x 12'3"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset one and a half composite bowl sink and drainer unit with water softener under. Inset four ring Neff electric hob with extractor hood above. Built in eye level double electric oven. Built in Neff microwave. Further selection of matching units both at eye and floor level. Plumbing for tumble dryer. Integrated fridge. Integrated dishwasher. Part tiled walls. Vinyl flooring. Under cupboard lighting. Ceiling lights. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to rear garden. Open access to:



Utility Cupboard/Boiler Room

7'7" x 5'4"

Floor mounted oil boiler which is 2 years old. Plumbing for washing machine. Space for fridge/freezer. Vinyl flooring. Sealed unit double glazed window to side.



Studio Landing

26'5" x 8'11"

Built in airing cupboard housing hot water cylinder. Radiator.
Sealed unit double glazed window to front. Doors to:



Master Bedroom

14'7" x 9'10"

Radiator. Sealed unit double glazed window to rear. Fitted wardrobes with sliding doors leading to:



En-Suite

Low level WC. Pedestal wash hand basin. Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Vinyl flooring. Obscured sealed unit double glazed window to rear.



Bedroom Two

12'4" x 11'1" into dr

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

13'8" x 10'4"

Radiator. Sealed unit double glazed window to front.



Bedroom Four

12" x 10'4" max

Radiator. Sealed unit double glazed window to front.



Bathroom

Four piece suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with separate shower attachment. Enclosed shower cubicle with shower screen and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.



Outside - Rear

Large rear garden comprising of an array of mature flowers, trees shrubs and bushes. Shingle pathway creating further parking leading to double garage with electric up and over door with power, light and soak away drainage connected and potential to convert into an annexe S.T.P.P. (32'4" x 20'6") Greenhouse to remain. Enclosed by panelled fencing.



Alternate Outside Rear View



Outside - Front

Majority laid to shingle providing off street parking for several vehicles. Shingle driveway allowing side access which leads to additional parking and double garage. Remainder laid to lawn with raised beds stocked with shrubs and trees. Further borders stocked with an array of hedges, flowers and shrubs. Enclosed by panelled fencing and gated entrance.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Oil Central Heating

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

Agents Note

The seller has advised us that the property has got a small patch of Japanese knotweed 10 metres behind the double garage which is under a treatment plan for the next 3 years.

JD/05.24

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.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact

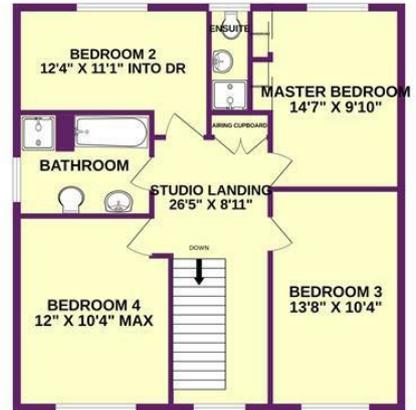
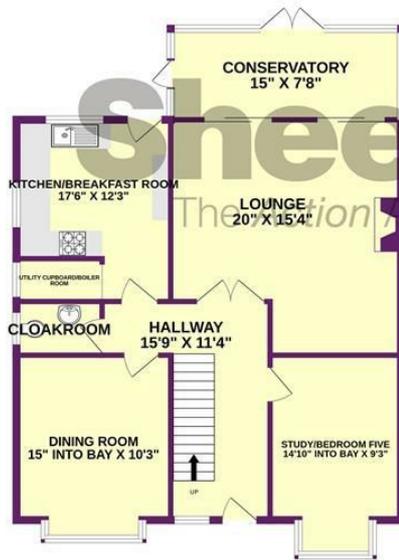
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and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR

1ST 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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Selling properties... not promises

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