



Frinton Road Thorpe-le-Soken, CO16 0HZ

Situated in a NON-ESTATE position and having undergone a complete programme of refurbishment and modernisation by the current owner is this immaculate, EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts a 20' modern fitted kitchen with a brick built feature fireplace, four piece bathroom suite, 120' approx rear garden with summer house/gym and ample off street parking to the front. 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.

- **Extended With Two Double Bedrooms**
- **Completely Modernised Throughout**
- **20'4 Modern Kitchen/Dining Area**
- **Four Piece Bathroom Suite**
- **Sought After Village**
- **Non-Estate Position**
- **120' Approx Rear Garden**
- **Garage & Ample Off Street Parking**
- **EPC Rating - D**
- **Council Tax Band - C**



Price £315,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

Entrance Porch

Tiled flooring. Obscured door giving access to:



Lounge

13'5" x 12'1"

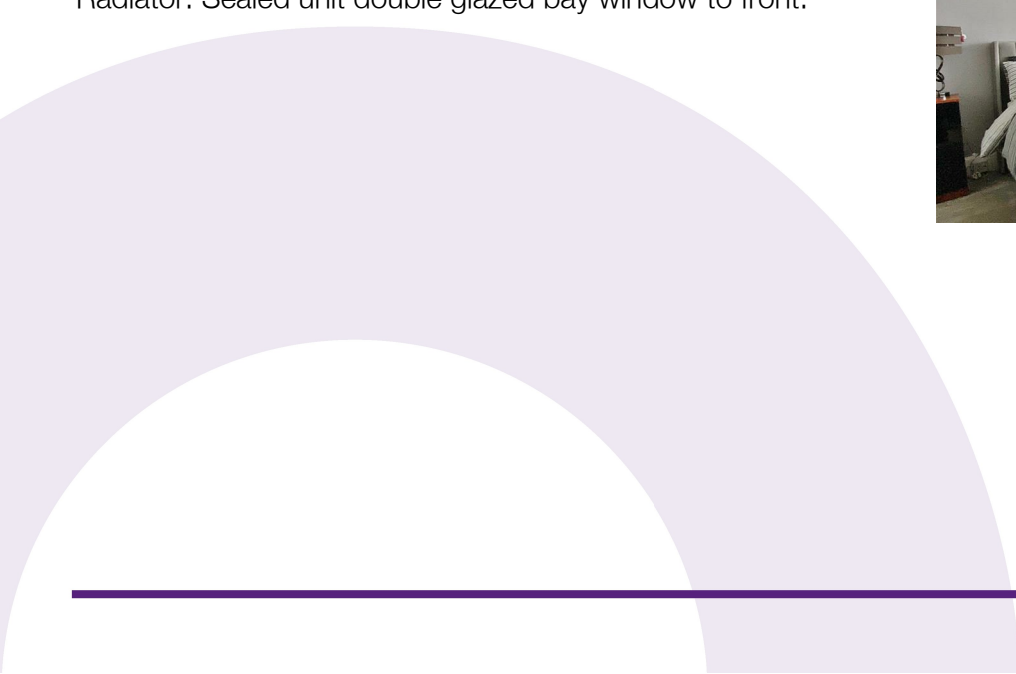
Oak mantle with inset feature fireplace below. Wood flooring. Radiator. Sealed unit double glazed bay window to front. Door to:



Master Bedroom

13'7" x 12'1"

Radiator. Sealed unit double glazed bay window to front.



Kitchen/Diner

20'4" x 13'5"

Fitted with a range matching modern fronted units with integrated handles. Bevelled edge wooden work surfaces. Inset five ring induction hob with fitted extractor fan above. Inset one and half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Built in eye level oven and oven/microwave. Central island with breakfast bar. Plumbing for washing machine and dish washer. Inset wine cooler. Inset feature fireplace with electric fire and fitted shelving. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors giving access to rear garden. Doors to:



Bedroom Two

10' x 9'10"

Radiator. Sealed unit double glazed window to side.



Bathroom

White modern suite comprising of low level W/C. Fitted shower cubicle with integrated shower. Panelled corner bath. Vanity wash hand basin. Built in storage cupboard. Heated towel rail. Part tiled walls. Tiled flooring. Fitted extractor fan. Obscured sealed unit double glazed window side and rear aspect.



Outside - Rear

120'

Raised wood decked area with inset lighting. Hard standing area leading to garage with up and over door. Majority laid to lawn. Beds stocking flowers, shrubs and bushes. Raised hard standing patio area leading to summer house/gym with solar electrics. Enclosed by panel fencing. Access to front via side.



Alternate Rear View



Outside - Front

Enclosed shingled beds stocking shrubs and bushes. Hard standing paved area providing ample off street parking.



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): Yes

Non-Standard Property Features To Note: The current owner has informed us the property is constructed with part brick, part timber.

JAF/07.24

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.

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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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