



## White Lodge Crescent Thorpe-Le-Soken, CO16 0HT

Located in the sought after picturesque village of Thorpe-le-Soken and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted in bringing to market this STUNNING, FOUR DOUBLE BEDROOM DETACHED FAMILY HOME. The property benefits from FARMLAND VIEWS to the front aspect, open plan kitchen/diner/family room, beautifully landscaped gardens, en-suite to master bedroom and ample off street parking. 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 Double Bedrooms
- En-Suite to Master Bedroom & First Floor Bathroom
- Stunning Kitchen/Family Room
- Beautifully Presented Garden Areas & Ample Off Street Parking
- Stunning Gallery Landing with Vaulted Ceilings
- Farmland Views to Front
- Ground Floor Underfloor Heating
- Quiet Cul-De-Sac Position
- No Onward Chain
- Council Tax Band - C / EPC Rating - C



**Price £600,000 Freehold**

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## White Lodge Crescent, Thorpe-Le-Soken, CO16 0HT

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Accommodation comprises with approximate room sizes:-

Composite door leading to:

### Hall

Built in large storage cupboard with integral shelving. Engineered wooden flooring with underfloorheating. Vaulted ceiling. Sealed unit double glazed window to side. Obscured sealed unit double glazed full length side panel window to front. Double doors leading to:





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### Lounge

30' x 14'6"

Stair flight to first floor with glass balustrade. Engineered wooden flooring with underfloor heating. Fitted high gloss storage cupboards. Spotlights. Vaulted ceiling with sealed unit double glazed velux window to side. Sealed unit double glazed window to front. Doors to:



## Alternate Lounge View



## Bedroom 3

16'6" x 11'

Engineered wooden flooring with underfloor heating. Sealed unit double glazed bay window to front.



### Bedroom 4

13'4" x 11'

Engineered wooden flooring with underfloor heating. Sealed unit double glazed window to side.



### Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and drawer under. Toughened glass splashback. Engineered wooden flooring with underfloor heating. Obscured sealed unit double glazed window to side.





## Kitchen/Family Room

26'2" x 16'9"

Fitted with a range of matching high gloss fronted units. Quartz hard edge worksurfaces. Inset double stainless sink with mixer tap and instant hot water tap. Inset six ring AEG gas hob with AEG extractor hood above. Built in eye level AEG micromat combi and electric oven. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated washing and dishwasher. Quartz and toughened glass splashback. Central island with a range of seating and high gloss storage cupboards under. Engineered wooden flooring with underfloor heating. Spotlights. Sealed unit double glazed window to rear. Sealed unit double glazed bi-folding doors leading to rear garden.



Alternate Kitchen/Family Room



### Gallery Landing

Built in airing cupboard housing hot water cylinder. Spotlights. Sealed unit double glazed velux window to side. Doors to:



### Bathroom

Modern white suite comprises of low level WC. His and her's vanity wash hand basin with mixer taps and drawers under. Fitted bath with floor mounted bath mixer tap and separate shower hose attachment. Toughened glass splashback. Tiled flooring. Integral shelving area with tiled surround. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.





### Master Bedroom

17'3" x 15'

Fitted high gloss wardrobes with downlights. Loft access. Spotlights. Radiator. Sealed unit double glazed window to rear. Two sealed unit double glazed velux windows to side. Door to:



### En-Suite

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawer under. Enclosed shower cubicle with sliding door and rainfall shower and wall mounted thermostatic control. Part tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail.



### Bedroom 2

17' x 16'7"

Built in dressing area. Spotlights. Radiator. Sealed unit double glazed window to front with farmland views. Two sealed unit double glazed velux window to side.



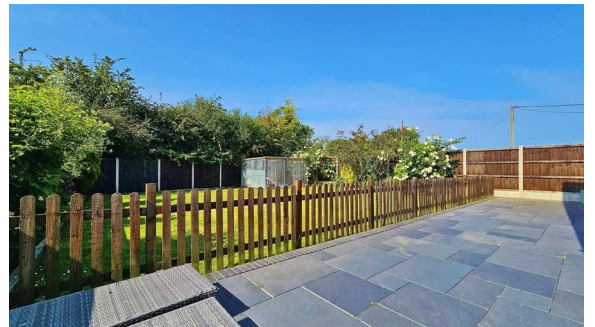
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### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of trees, shrubs and flowers. Fitted picket fencing.





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### Outside - Front

Large shingled driveway providing ample off street parking. Remainder laid to lawn. Part block paved area leading to entrance door. Beds stocked with an array of shrubs and bushes.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

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## JD 0925

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

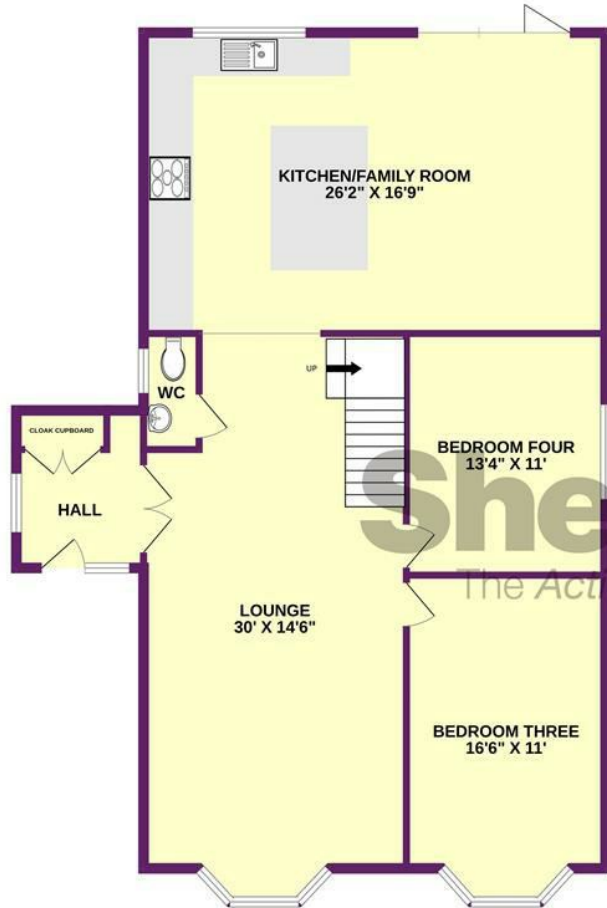
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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



GROUND FLOOR



1ST FLOOR



LITTLE ACRE WHITE LODGE CRESCENT THORPE LE SOKEN

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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