



## Colchester Road Thorpe-le-Soken, CO16 0LA

Situated in the sought after picturesque, historic village of Thorpe-le-Soken boasting stunning FARMLAND VIEWS is this NEWLY BUILT FOUR BEDROOM DETACHED HOUSE. The property offers an en-suite to the master bedroom, separate lounge and a 21'9" kitchen/family room with bi-fold doors giving access into a secluded 60 approx. rear garden. There is a separate cloakroom on the ground floor and four piece bathroom suite to the first floor. To the front is ample off street parking with far reaching farmland views to the front. The property is conveniently located within a mile of Thorpe Le-Soken's High Street and within two miles of Thorpe's mainline railway station with direct links to London Liverpool Street.

- Plot 1 of 2 New Build Houses
- Four Bedrooms
- En-Suite To Master Bedroom
- Stunning Farmland Views
- 21'9" Kitchen/Family Room
- Fully Fitted Kitchen With Integrated Appliances
- 60' Approx. Rear Garden
- Sought After Village Location
- Ample Off Street Parking
- EPC Rating B / Council Tax Band - TBC



**Price £475,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured composite entrance door leading to:-

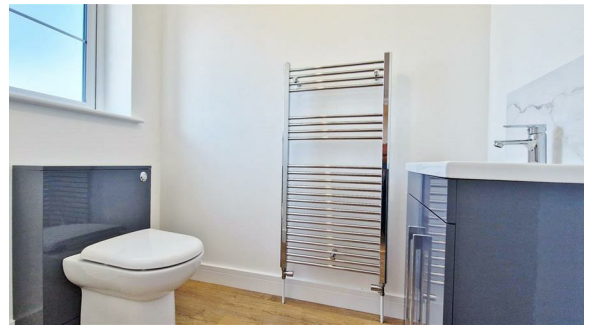
### Entrance Hall

Stair flight to first floor. Built in under stairs storage cupboard. Wood flooring. Radiator. Door to:-



### Cloakroom

Suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under and tiled splashback. Heated towel rail. Extractor fan. Wood flooring. Obscured Georgian style window to front.



### Lounge

17'1" x 10'10"

Wood flooring. Radiator. Sealed unit double glazed Georgian style window to front with stunning farmland views.





### Kitchen/Family Room

21' nar to 12'8" x 21'9" nar to 10'6"

Fitted with a range of modern fronted units. Solid wood worksurfaces with inset ceramic bowl sink drainer unit with mixer tap. Inset four ring induction hob with extractor hood above. Built in double eye level oven. Integrated dishwasher, fridge/freezer and washing machine. Further selection of matching units at both eye and floor level. Enclosed wall mounted combination boiler. Wood flooring. Two radiators. Four sealed double glazed Georgian style windows to both side aspects. Sealed unit double glazed bi-folding doors giving access to rear. Sealed unit double glazed door giving access to rear.



### First Floor Landing

Built in airing cupboard. Loft access. Obscured sealed unit double glazed Georgian style window to side. Doors to all rooms. Door to:-



### Bedroom 1

13'3" + door recess x 12'9"

Radiator. Sealed unit double glazed Georgian style window to rear. Door to:-



### En-Suite

Suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage drawers under and tiled splashback. Fitted corner shower cubicle with rainfall shower and separate attachment. Heated towel rail. Extractor fan. Obscured sealed unit double glazed Georgian style window to side.



### Bedroom 2

11' x 10'9"

Radiator. Sealed unit double glazed Georgian style window to front with stunning farmland views.



### Bedroom 3

10'8" x 9'8"

Radiator. Sealed unit double glazed Georgian style window to rear.



### Bedroom 4

9'10" x 7'

Radiator. Sealed unit double glazed Georgian style window to front with stunning farmland views.



### Bathroom

Suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage drawers under. Panelled bath with tiled splashback. Built in double length shower cubicle with rainfall shower and separate attachment. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side.



### Outside - Front

Paved driveway providing ample off street parking. Access to rear via side gate.





### Outside - Rear

50'

Patio area. Remainder laid to lawn. Outside lights. Outside tap. Enclosed by panelled fencing. Gate giving access to front.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: TBC

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): No (Sewage Treatment Plant)

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

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

Non-Standard Property Features To Note:

### JAF 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.

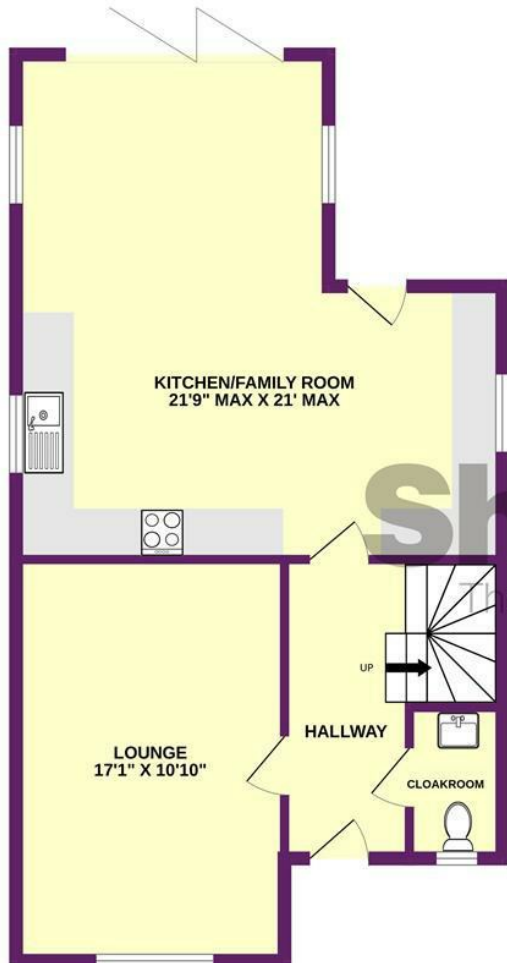
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Particular Disclaimer

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.

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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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