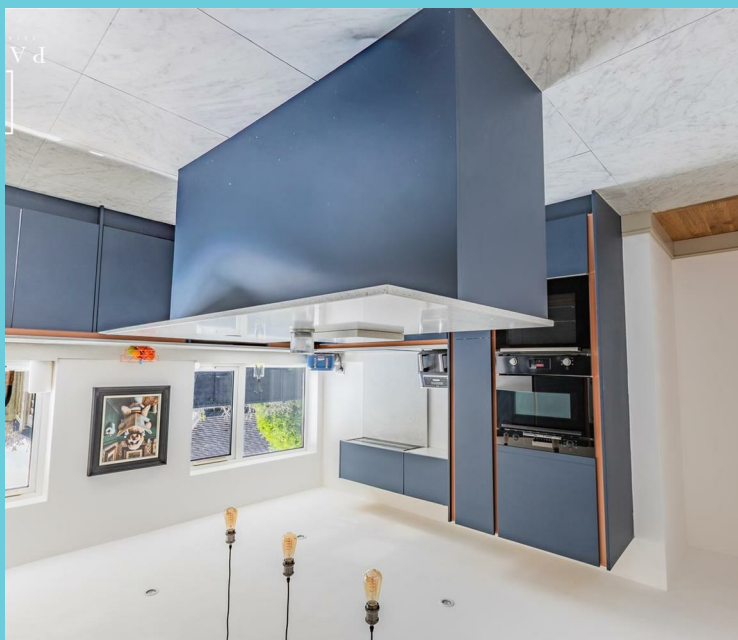
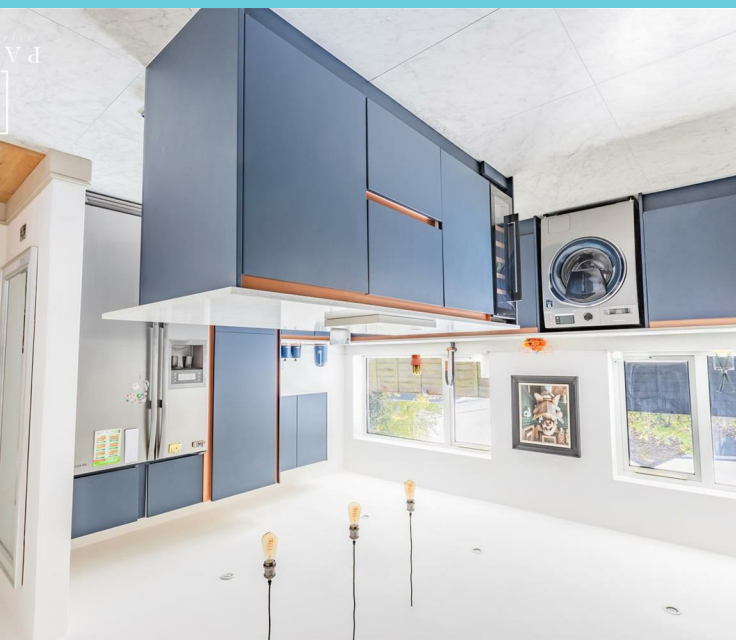


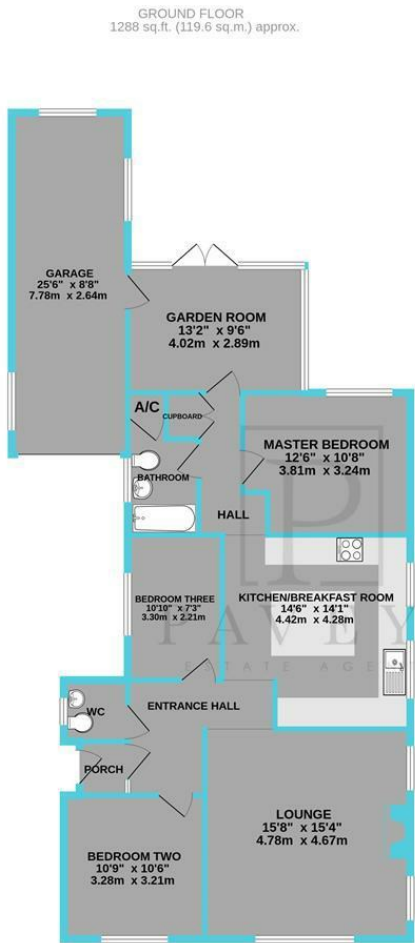


Thorpden, New Thorpe Avenue

Thorpe-Le-Soken, CO16 0LP

Price £475,000 Freehold

"Thorpden" is an immaculate and beautifully renovated DETACHED BUNGALOW with SECLUDED REAR GARDEN located in the sought after village of Thorpe-le-Soken. This gorgeous property is tucked away and the end of a peaceful lane and located a short walk from the shops, schools and popular eateries in Thorpe High Street and within easy reach of the railway station with services to Chelmsford & Central London. This welcoming family home has been designed and finished to a high standard which is very ready to move into. Key features include a bright and sunny kitchen breakfast room, high end integrated appliances, cosy lounge, beautiful garden room with views over the garden, three bedrooms, bathroom and integral garage. Outside is a good size secluded rear garden and to the front of the property a generous gravel driveway with ample off road parking and the garage. An internal viewing is recommended in order to appreciate this lovely family home and its location. Call Paveys today!



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1288 sq.ft. (119.6 sq.m.) approx.
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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PORCH

Composite entrance door to enclosed Porch.

ENTRANCE HALL

Internal double glazed door and side panel to Entrance Hall, laminate flooring, smooth ceiling, loft hatch, open access to Kitchen Breakfast Room and Lounge, radiator.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. Double glazed window to side, tiled flooring, smooth ceiling, heated towel rail.

LOUNGE 15'8 x 15'4 (4.78m x 4.67m)

Double glazed window to front, fitted shutters, double glazed windows to side, wood laminate flooring, smooth ceiling, feature stack with shelving and media wall, wall lights, radiator.

KITCHEN BREAKFAST ROOM 14'6 x 14'1 (4.42m x 4.29m)

A bright and sunny Kitchen Breakfast Room with over and under counter units, full height cabinets and island unit with breakfast bar. Quartz work top and upstands, inset under mount ceramic sink with mixer tap, built in Bosch oven and combination microwave oven, Neff induction hob, extractor fan, space for American style fridge freezer, spaces for washing machine and dishwasher. Double glazed windows to side, tiled flooring, smooth ceiling, spot lights, open access to Inner Hall, upright radiator.

INNER HALL

Wood laminate flooring, smooth ceiling, built in cupboard, radiator.

GARDEN ROOM 13'2 x 9'6 (4.01m x 2.90m)

Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, smooth ceiling, laminate flooring, power and light, integral door to Garage, radiator.

MASTER BEDROOM 12'6 x 10'8 (3.81m x 3.25m)

Double glazed window to rear overlooking the garden, wood laminate flooring, range of fitted wardrobes, cupboards, shelving and over bed storage, smooth ceiling, wall lights, radiator.

BEDROOM TWO 10'9 x 10'6 (3.28m x 3.20m)

Double glazed window to front, fitted shutters, wood laminate flooring, smooth ceiling, radiator.

BEDROOM THREE 10'10 x 7'3 (3.30m x 2.21m)

Double glazed window to side, wood laminate flooring, smooth ceiling, radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed window to side, tiled flooring, fully tiled walls, built in airing cupboard housing Worcester Bosch boiler (not tested by Agent), radiator.

OUTSIDE FRONT

Generous gravel driveway which extends to the rear of the property, provides ample off road parking for numerous vehicles. Retaining panel fencing, exterior lighting, access to Garage, gated access to rear garden.

OUTSIDE REAR

An immaculate rear garden with shingled patio area, shingled pathways, lawn area, retaining panel fencing, access to, large timber shed, established shrubs, gated access to front.

GARAGE 25'6 x 8'8 (7.77m x 2.64m)

Up and over door, power and light connected (not tested by Agent), integral door to Garden Room, double glazed windows.

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.