



BLAKE & THICKBROOM



**COLCHESTER ROAD,
THORPE-LE-SOKEN, ESSEX, CO16 0LA
£475,000 (Asking Price)**

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DESCRIPTION:

VILLAGE SETTING WITH FARMLAND VIEWS.
One of a pair of brand new detached houses situated in this non-estate location on the outskirts of the popular village of Thorpe le Soken with farmland views to front aspect. Each home offers well appointed and spacious family accommodation built to a high specification throughout and offered for sale with a ten year builder's warranty giving peace of mind to any prospective purchaser. As one of the vendor's chosen selling agents, an internal viewing is highly recommended to appreciate the quality of home on offer and avoid disappointment.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along A133 London Road. Upon reaching the main London Road roundabout take the second exit onto the bypass road. Proceed straight across the first roundabout and at the second roundabout take the third exit towards the village of Little Clacton. First left at the roundabout and proceed through the centre of Little Clacton for approx one and a half miles before turning right at Plough Corner into Harwich Road. Proceed along Harwich Road for approx 3 miles, under the bridge passing Thorpe le Soken railway station on the left. Turn left at the war memorial into Frinton Road, straight across the mini roundabout into the High Street ,through the village and the properties will be found on the right hand side .

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS * ENSUITE SHOWER ROOM *
- * FAMILY BATHROOM GROUND FLOOR CLOAKROOM *
- * 17'1 x 10'10 LOUNGE *
- * 21'9 x 20'11 L SHAPED KITCHEN DINER / FAMILY ROOM *
- * GAS HEATING VIA RADIATORS * DOUBLE GLAZING *
- * LAWNED GARDENS * OFF ROAD PARKING *
- * FARMLAND VIEWS TO FRONT ASPECT *
- * WALKING DISTANCE OF VILLAGE AMENITIES *
- * KEYS TO VIEW * TEN YEAR ICW WARRANTY *

FIRST FLOOR: BEDROOM ONE: 13'0 (3.96m) x 10'10 (3.30m)
(plus door recess). Radiator. Window to rear. Door to:

EN SUITE SHOWER ROOM:

With corner shower cubicle, vanity hand wash basin, low level WC. Heated towel rail. Extractor fan. Window to side.

BEDROOM TWO: 11'0 (3.35m) x 10'9 (3.28m)
Radiator. Window to front with farmland views.

BEDROOM THREE: 10'9 (3.28m) x 9'8 (2.95m)
Radiator. Window to rear.

BEDROOM FOUR: 9'10 (3.00m) x 7'0 (2.13m)
Radiator. Window to front with farmland views.

BATHROOM:

White suite comprising of panelled bath, vanity hand wash basin, low level WC, double width shower cubicle. Part tiled walls. Extractor fan. Downlighters. Heated towel rail. Window to side.

LANDING:

Storage cupboard. Loft access Window to side. Turning stairflight to ground floor.

ENTRANCE HALL:

Composite entrance door to entrance hall. Wood effect panelled flooring. Understairs storage cupboard. Radiator. Door to:

GROUND FLOOR CLOAKROOM:

Fitted with low level WC, hand wash basin. Heated towel rail. Wood effect panelled flooring. Extractor fan. Window to front.

LOUNGE: 17'1 (5.21m) x 10'10 (3.30m)
Radiator. Wood effect panelled flooring. Window to front.

KITCHEN / DINER / FAMILY ROOM: 21'9 (6.63m) x 20'11 (6.38m)
L shaped in design. The kitchen area is luxuriously appointed with a range of grey coloured laminated fronted units comprising of laminated work surfaces with matching upstands, single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset electric hob unit with extractor hood above, further built in double oven, cupboards above and below, integrated fridge and freezer, integrated dishwasher and washing machine, cupboard housing combi gas boiler. Wood effect panelled flooring. Radiator. Downlighters. Windows to side, glazed door to outside and further bi-folding doors to rear garden.

OUTSIDE:

Shared entrance with block paved driveway to the right hand side of the property providing off road parking for two vehicles, side gate access to lawned rear garden with paved patio area. Outside lighting. Outside tap. The rear garden is enclosed by panelled fencing.

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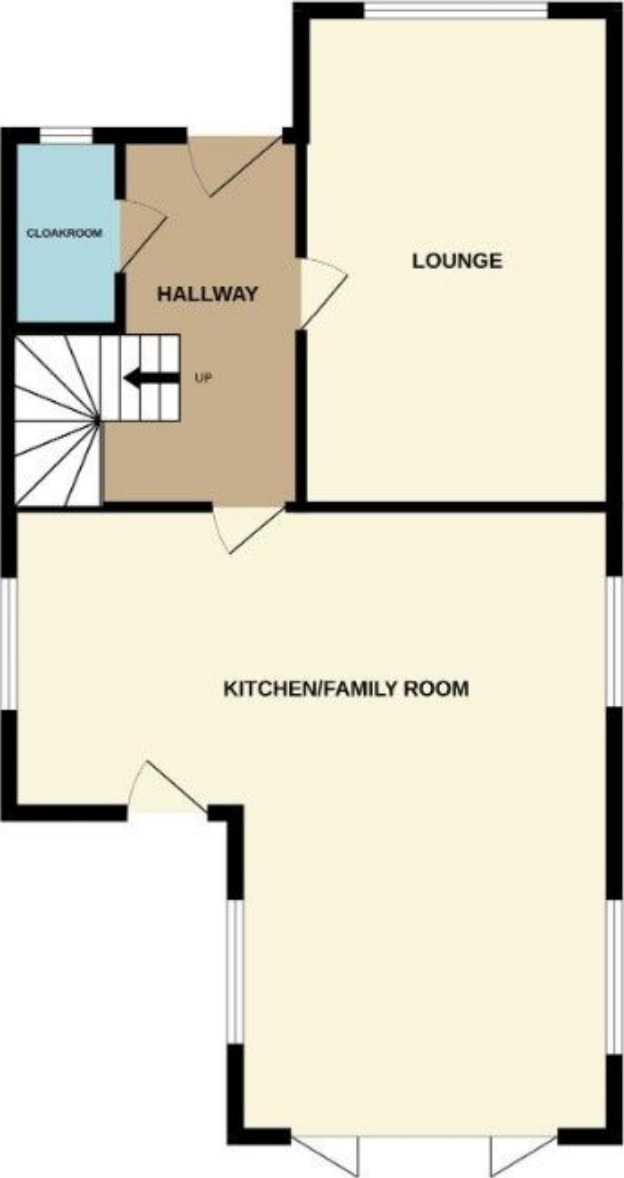
AGENTS NOTES:

Material information for this property.
Tenure is Freehold.
Council Tax Band B.
EPC Rating B.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Cesspit (sewage treatment plant).
Telephone and Broadband coverage - Unknown due to the property being vacant and brand new. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - No.
Non standard properties features to note - None.





GROUND FLOOR



1ST FLOOR

