



## Byng Crescent Thorpe-Le-Soken, CO16 0JB

Situated in the highly sought-after village of Thorpe-le-Soken, Sheens Estate Agents are delighted to bring to market this STUNNING, well-positioned THREE BEDROOM SEMI-DETACHED FAMILY HOME. The property offers generous accommodation with a SUBSTANTIAL PLOT backing onto open countryside. The property features a bright lounge, a generous kitchen/dining room, three well-proportioned bedrooms, downstairs cloakroom and a modern family bathroom. Outside, an impressive rear garden backs onto open countryside, providing a private and peaceful setting and a large private front garden leading to a DETACHED GARAGE. Conveniently located within easy reach of local amenities, schools, and Thorpe-le-Soken railway station, this attractive home combines village living with excellent transport links.

- Three Bedrooms
- Semi-Detached Family Home
- Modern Throughout
- Open Field Views
- Substantial Plot
- Large Detached Garage
- Downstairs Cloakroom
- Village Location
- No Onward Chain
- EPC Rating - D/ Council Tax Band - B



**Price £360,000 Freehold**

The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door to:-

## Storm Porch

Tiled flooring. Sealed unit double glazed windows to front and side. Door to:-

## Entrance Hall

Under-stair storage cupboards. Radiator. Wood effect laminate flooring. Sealed unit double glazed window to side. Stair flight to first floor. Doors to:-



## Lounge

12'5" (max) x 15'3" (max)

Radiator. Wood effect laminate flooring. Large sealed unit double glazed window to front.



## Dining Room

12'4" x 11'4"

Radiator. Wood effect laminate flooring. Sealed unit double glazed patio 'French' doors to garden. Opening to:-



## Kitchen

7'5" x 14'1"

Fitted in a range of matching white high gloss units. Quartz effect square edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Inset four ring electric hob with electric oven under and extractor fan above. Further range of matching fronted units both eye and floor level. Integrated dishwasher, fridge and freezer. Stone effect tiled flooring. Two sealed unit double glazed windows to rear. Sealed unit double glazed window to front. Door to:-



## Utility

Plumbing for washing machine and tumble dryer. Radiator. Stone effect tiled flooring. Obscured sealed unit double glazed door to garden. Door to:-



### Cloakroom

Suite comprises of low level w/c. Wall mounted vanity hand wash basin. Heated towel rail. Stone effect tiled flooring. Obscured sealed unit double glazed window to side.



### Landing

Radiator. Loft access housing combination boiler providing hot water and heating throughout. Sealed unit double glazed window to side. Doors to:-

### Master Bedroom

11'5" x 12'5"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Two

11'6" x 10'

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

8'10" x 8'6"

Built in storage cupboard. Radiator. Sealed unit double glazed window to front.



### Bathroom

Modern suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted panelled bath with wall mounted shower attachment. Radiator. Part tiled walls. Wood effect laminate flooring. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Part paved patio area. Remainder laid to lawn. Array of trees and shrubs. Private access door to garage. Access to front via wooden gate. Enclosed by panelled fencing. Open field views. South facing.



### Garage

12'4" x 25'11"

Sealed unit double glazed door to side. Sealed unit double glazed door to garden. Up and over door.



## Outside - Front

Large plot mainly laid to lawn. Beds stocking flowers, shrubs, bushes and trees. Paved hard standing area providing off street parking leading to garage. Pathway leading to entrance door.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band B ; Payable 2026/2027 £1801.78 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

## DH/06.26

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).

## Disclaimer - wide angle lens etc.

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.

## Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

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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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

