



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

Thorpe-le-Soken

£475,000

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 1

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.

FIRST FLOOR: BEDROOM ONE: 3.96m x 3.3m (13'0 x 10'10) (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: 3.35m x 3.28m (11'0 x 10'9) Radiator. Window to front with farmland views.

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

BEDROOM FOUR: 3m x 2.13m (9'10 x 7'0) 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: 5.21m x 3.3m (17'1 x 10'10) Radiator. Wood effect panelled flooring. Window to front.

KITCHEN / DINER / FAMILY ROOM: 6.63m x 6.38m (21'9 x 20'11) 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 front garden 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.

Material information for this property.

Tenure is Freehold.

Council Tax Band TBA.

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.

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/buyers via a third party company who undertake our Anti Money Laundering checks.

Tenure: Freehold

Property Type: Detached House

- 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







