

OAK CLOSE, THORPE-LE-SOKEN, ESSEX, CO16 0HU

Price

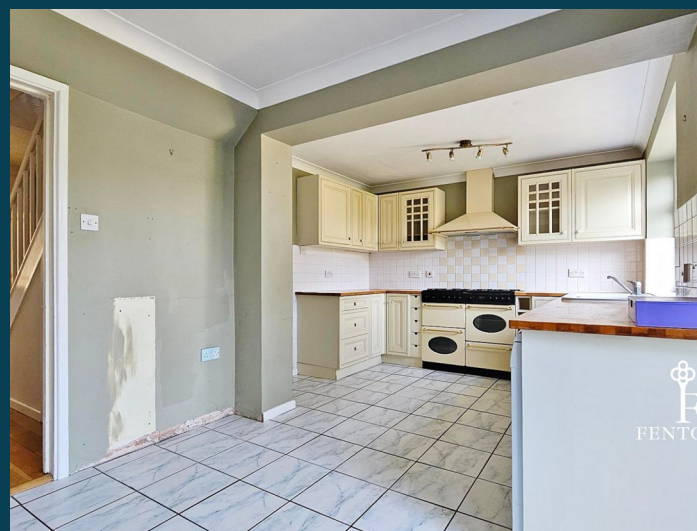
£375,000

FREEHOLD

- Four Bedrooms
- En-Suite to Master Bedroom
- Extended Dining Space With Vaulted Ceilings
- Ground Floor Cloakroom & First Floor Bathroom
- Integral Garage & Off Street Parking
 - Cul-De-Sac Position
 - Secluded Rear Garden
 - No Onward Chain
 - Council Tax Band - D
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Situated in the historic village of Thorpe-le-Soken and being offered with NO ONWARD CHAIN, Fentons are delighted to present this well presented and EXTENDED, FOUR BEDROOM DETACHED HOUSE. The property benefits from spacious living accommodation throughout offering an en-suite to master bedroom, two reception rooms and a secluded rear garden. Oak Close is ideally located within walking distance of local pre-schools, primary, and secondary schools. Thorpe's mainline railway station offers direct services to London Liverpool Street which is approximately three quarters of a mile away. A range of shopping amenities can be found within half a mile in Thorpe's High Street, while Frinton's town centre and seafront are just four and a half miles from the property. In the valuer's opinion, an internal viewing is highly recommended to fully appreciate the quality and space of the accommodation on offer.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

Lobby

Wooden flooring. Radiator. Door to:

Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Wooden flooring. Obscured sealed unit double glazed window to side.

Hallway

Stair flight to first floor. Under stairs storage cupboard. Wooden flooring. Door to:

Kitchen

17'7" x 11'

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half composite sink and drainer unit with mixer tap. Rangemaster to remain with extractor hood above. Further selection of units both at eye and floor level. Plumbing for washing machine and dishwasher. Part tiled walls. Tiled flooring. Glass display cupboards. Private access door to garage with power and light connected. Tall standing featured radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Open access to:

Lounge

22'7" x 11'6"

Featured log burner with wooden mantle piece above. Radiator. Sealed unit double glazed window to front. Open access to:

Dining Room

11' x 10'6"

Wooden flooring. Radiator. Sealed unit double glazed window to rear. Two sealed unit double glazed velux windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden.

Landing

Loft access with pull down ladder housing combination boiler providing heating and hot water throughout. Radiator. Doors to:

Master Bedroom

16'3" x 8'6"

Tall standing featured radiator. Sealed unit double glazed window to front. Door to:

En-Suite

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and dark wood effect drawers under. Walk in shower with fitted shower screen and rainfall shower with wall mounted thermostatic controls. Tiled splashback. Vinyl flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Bedroom Two

11' x 10'

Built in wardrobe. Radiator. Sealed unit double glazed window to front.

Bedroom Three

11'1" x 8'10"

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.

Bedroom Four

7' x 6'6"

Radiator. Sealed unit double glazed window to front.

Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with shower hose attachment. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of trees and shrubs. Additional paved area ideal for seating. Large storage shed to remain. Outside lights, tap and socket. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Remainder laid to lawn. Beds stocked with trees and shrubs.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

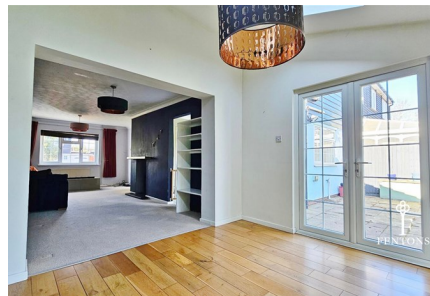
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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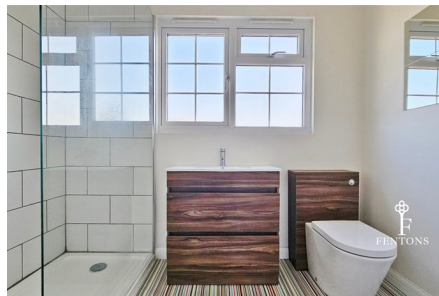
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

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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Call us on

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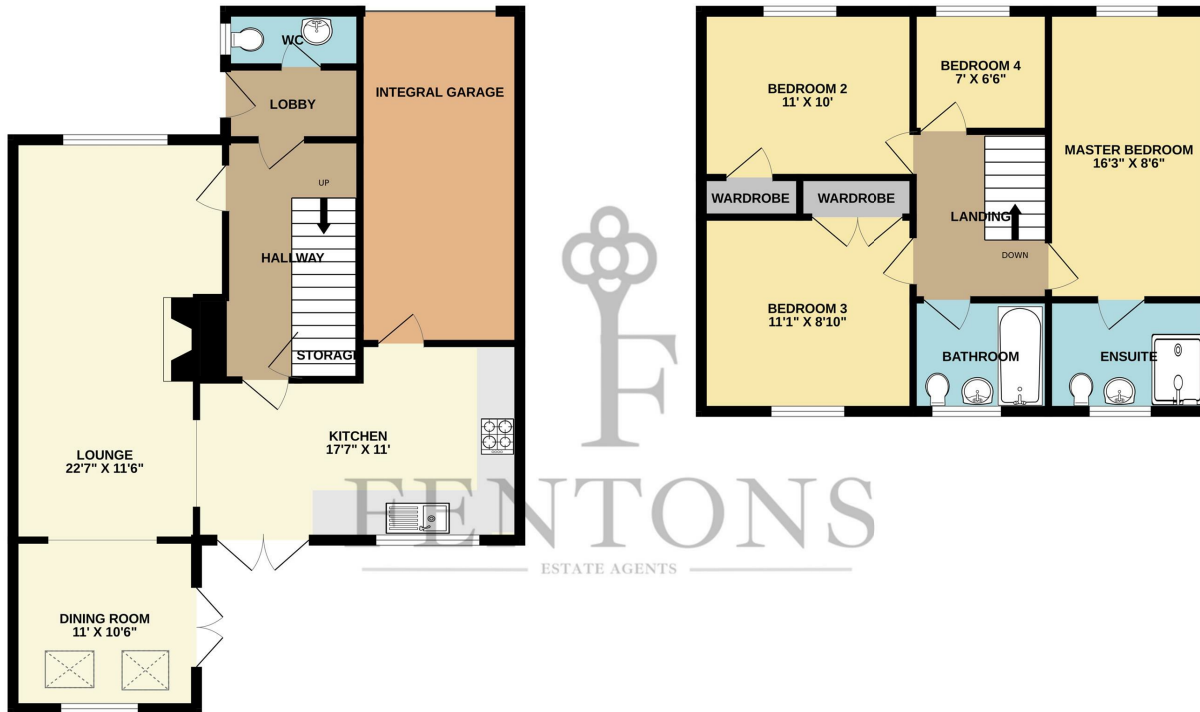
www.fentonsstates.co.uk

Council Tax Band

D

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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