



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



COLCHESTER ROAD, THORPE-LE-SOKEN, CO16 0LA PRICE £650,000

A development of just two, exceptionally well-designed bungalows with an incredible specification, rarely seen. 'Cornflower Cottage' offers spacious accommodation of 1,300 Sq Ft with double Oak garage/cart lodge, ample parking and a generous rear garden with Millboard decking.

- Brand New Luxury Bungalow
- 1,300 Sq Ft
- Alarm/CCTV/Smart Home System
- Underfloor Heating - Air Source Heat Pump
- Open Plan Living with Feature Media Wall
- EPC B
- Feature Recessed Lighting Throughout
- Laundry Room



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

MASTER BEDROOM

13'9 x 11'3 (4.19m x 3.43m)

EN-SUITE

9'9 x 5'11 (2.97m x 1.80m)

BATHROOM

10'6 x 5'9 (3.20m x 1.75m)

BEDROOM TWO

12' x 9'9 (3.66m x 2.97m)

BEDROOM THREE

10'9 x 10' (3.28m x 3.05m)

KITCHEN/LIVING/DINING

25'5 x 24'7 max (7.75m x 7.49m max)

KITCHEN AREA

LIVING AREA

LAUNDRY ROOM

8'5 x 6'2 (2.57m x 1.88m)

LOFT

Wooden pull down ladder, power and light connected, boarded and insulated.

OUTSIDE

FRONT

GARAGE/CART LODGE

REAR

Material Information

Council Tax Band: TBC

Heating: Underfloor - air source heat pump

Services: Mains electricity & water, private drainage system (Klargester)

Broadband: Ultrafast fibre available

Mobile Coverage: EE - Good outdoor, variable in-home | O2 - Good outdoor | Vodafone - Good outdoor | Three - Variable outdoor

Construction: Conventional cavity wall under pitched/tiled roof

Restrictions: None known

Rights & Easements: None known

Flood Risk: Surface Water - Very Low | Rivers & Sea - Very Low

Additional Charges: None

Seller's Position: New Build (Vacant)

Garden Facing: South West

Warranty: 10 Year Structural Warranty

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

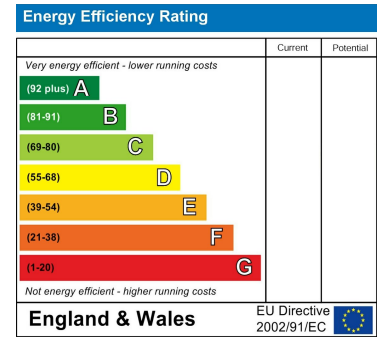
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

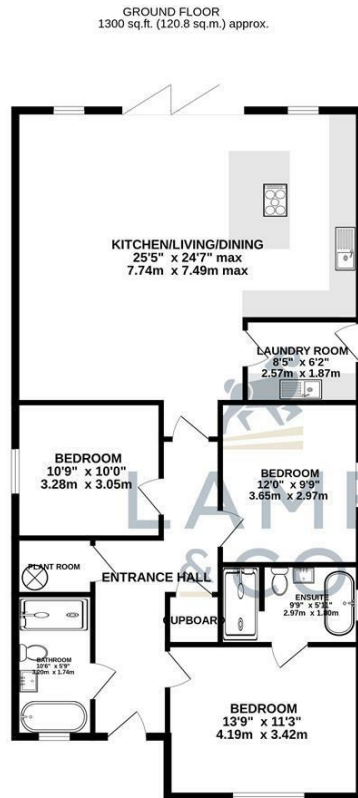
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 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 to 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.
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.