



LAMB & CO

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## COLCHESTER ROAD, THORPE-LE-SOKEN, CO16 0LA PRICE £475,000

Located on the edge of the sought after village of Thorpe-Le-Soken, affording field views to front, a pair of brand new four bedroom detached houses boasting an excellent specification and spacious accommodation. (please note internal photos shown are from neighbouring property)

- Four Bedrooms
- Field Views to Front
- En-Suite to Master
- 2x Brand New Homes
- Spacious Kitchen/Family Room
- Driveway Parking
- Village Location
- EPC B
- Choice of Carpets

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

#### ENTRANCE HALL

#### CLOAKROOM

6'9 x 3'9 (2.06m x 1.14m)

#### LOUNGE

17'1 x 10'10 (5.21m x 3.30m)

#### KITCHEN/FAMILY ROOM

21'8 x 20'11 max (6.60m x 6.38m max)

#### ALTERNATE VIEW

#### FIRST FLOOR

#### LANDING

#### MASTER BEDROOM

13' x 10'10 + door recess (3.96m x 3.30m + door recess)

#### EN-SUITE

7'4 x 6'4 (2.24m x 1.93m)

#### BEDROOM TWO

10'11 x 10'9 (3.33m x 3.28m)

#### BEDROOM THREE

10'8 x 9'8 (3.25m x 2.95m)

#### BEDROOM FOUR

9'10 x 6'11 (3.00m x 2.11m)

#### BATHROOM

10'2 x 7'4 (3.10m x 2.24m)

#### OUTSIDE

#### FRONT

#### REAR

## VIEW

### MATERIAL INFO

Council Tax Band: Awaiting rating

Heating: Gas central heating

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - No (Sewage treatment plant)

Other -

Broadband: ultrafast fibre available

Mobile Coverage:

O2 - 80%

EE - 87%

Three - 73%

Vodafone - 91%

Construction: Conventional cavity wall

Restrictions: None

Rights & Easements: None

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very low

Additional Charges: None

Seller's Position: Vacant - new build

Garden Facing: North East

Warranty - 10 Year build warranty provided by ICW

Non-Standard Features to note: None

### Agents Note Sales

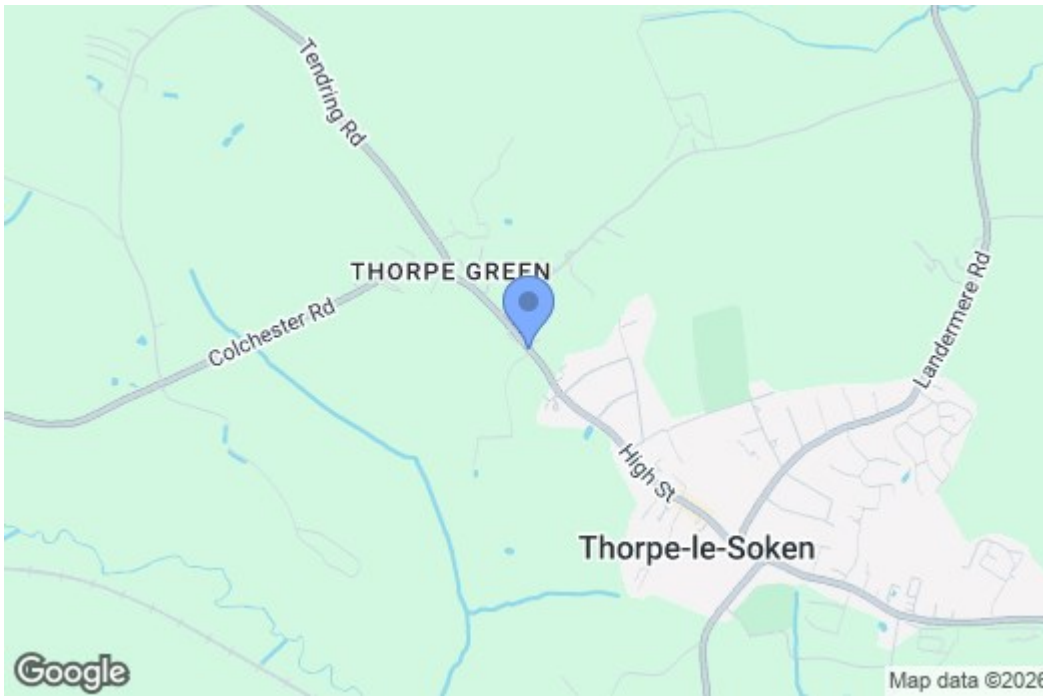
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### AML

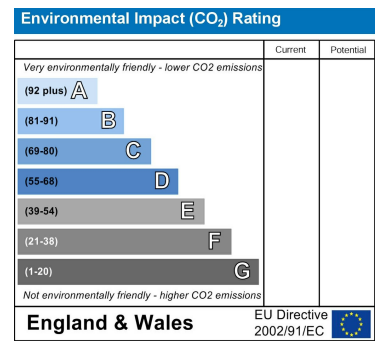
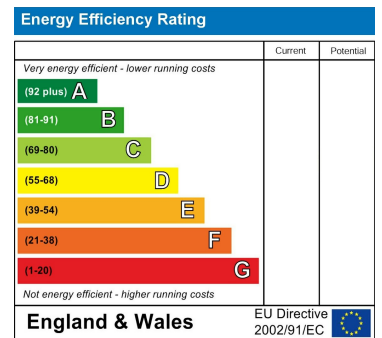
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

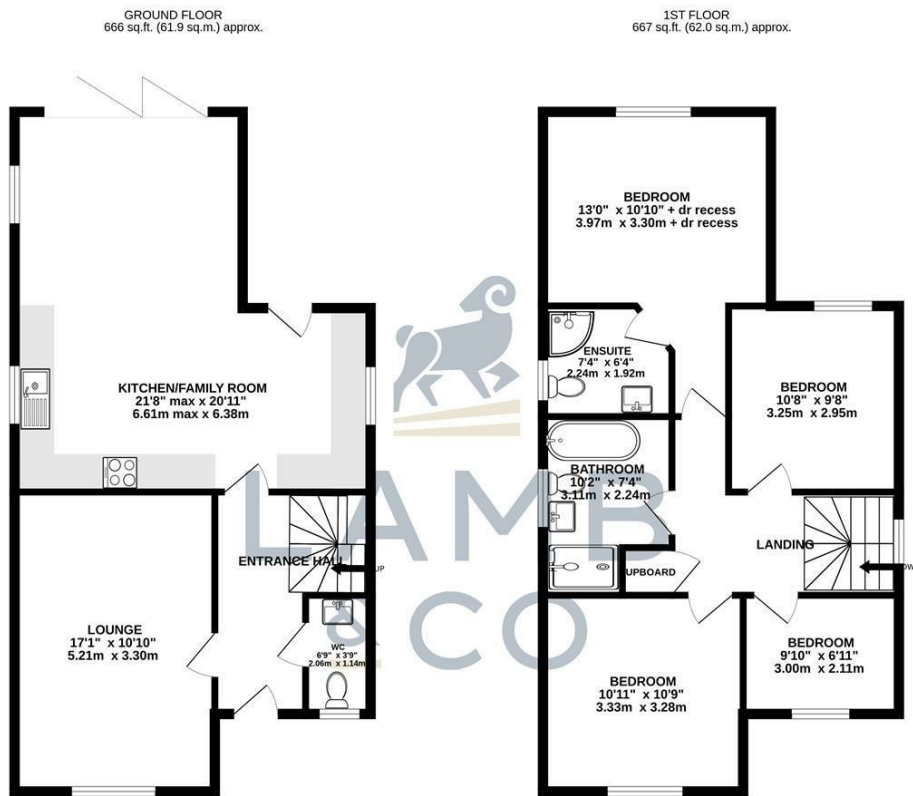
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1334 sq.ft. (123.9 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 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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