PAVEYS
ESTATE AGENTS

149, Harwich Road

Little Clacton, CO16 9NJ

Price £700,000 Freehold















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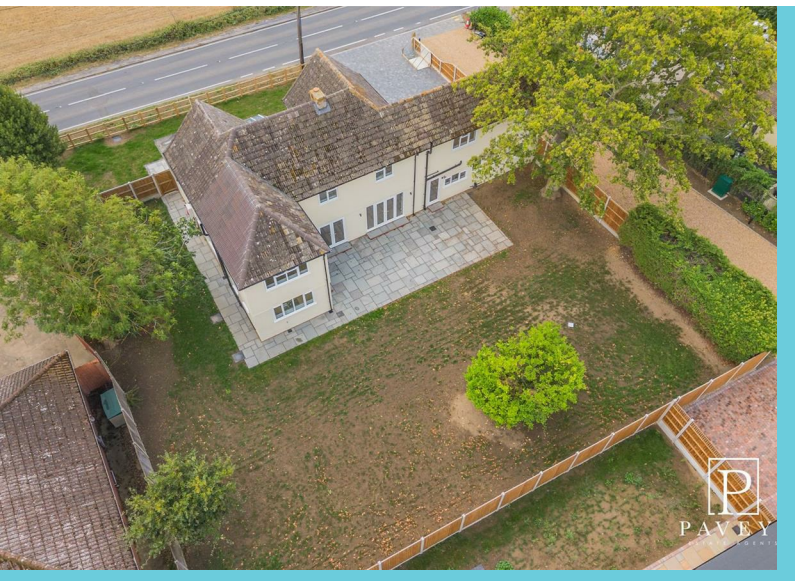
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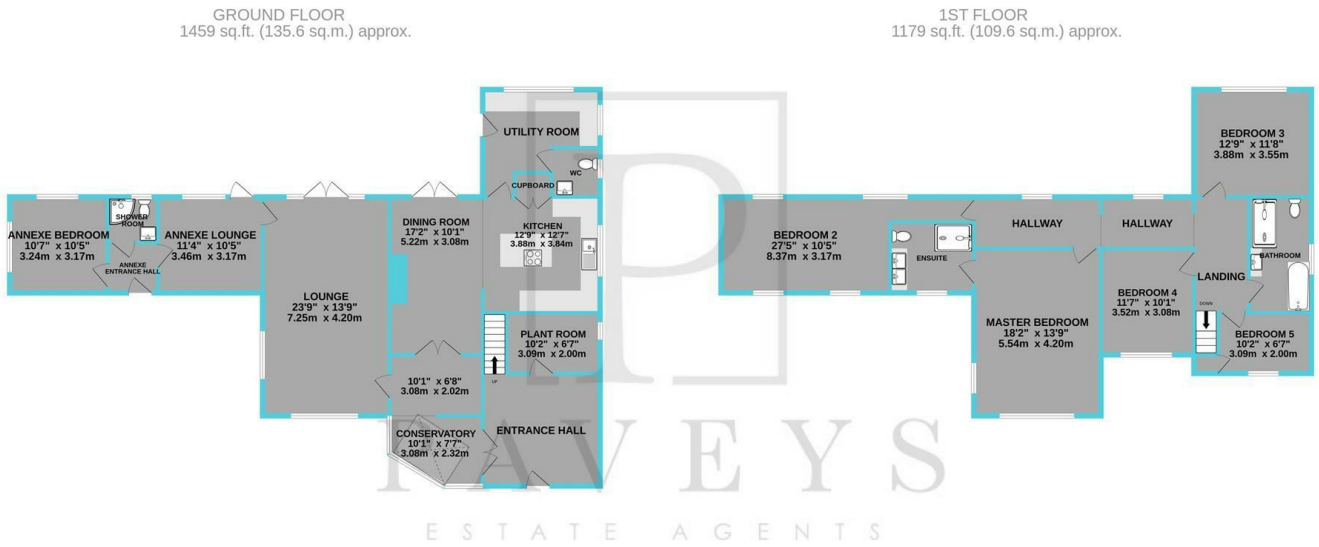
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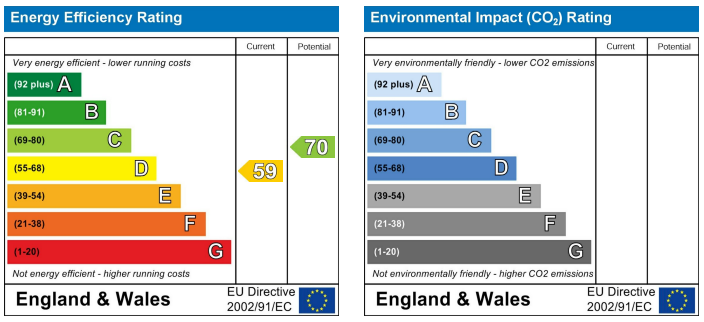
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"Thorpe House" is an Exceptional Detached Residence with Annexe Accommodation and Stunning Countryside Views. Occupying a generous plot in a sought-after rural position within Little Clacton, this exceptional detached residence offers an impressive 2,639 sq. ft. of beautifully appointed accommodation and enjoys far-reaching views across the surrounding countryside. Having been fully refurbished to an outstanding specification throughout, the property seamlessly combines contemporary luxury with versatile family living. The ground floor centres around an impressive open-plan living space, designed for modern lifestyles and ideal for both everyday family life and entertaining. A conservatory further enhances the living accommodation, providing a wonderful space from which to enjoy the picturesque garden outlook. The first floor offers five well-proportioned bedrooms, including a superb principal suite featuring a luxurious en-suite bathroom, whilst an additional bedroom benefits from its own en-suite shower room. A stylish family bathroom serves the remaining bedrooms. Externally, the property is approached via an extensive driveway providing ample off-road parking for numerous vehicles. The large wrap-around gardens create a wonderful outdoor environment, offering a high degree of privacy together with delightful views over open countryside. We have keys! Call Paveys to arrange your appointment to view.







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ENTRANCE HALL

CONSERVATORY 10'1 x 7'7 (3.07m x 2.31m)

LOUNGE 23'9 13'9 (7.24m 4.19m)

DINING ROOM 17'2 x 10'1 (5.23m x 3.07m)

KITCHEN 12'9 x 12'7 (3.89m x 3.84m)

UTILITY ROOM

CLOAK ROOM

PLANT ROOM 10'2 x 6'7 (3.10m x 2.01m)

ANNEXE LOUNGE 11'4 x 10'5 (3.45m x 3.18m)

ANNEXE BEDROOM 10'7 x 10'5 (3.23m x 3.18m)

SHOWER ROOM

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM 18'2 x 13'9 (5.54m x 4.19m)

ENSUITE TO MASTER BEDROOM

BEDROOM TWO 27'5 x 10'5 (8.36m x 3.18m)

BEDROOM THREE 12'9 x 11'8 (3.89m x 3.56m)

BEDROOM FOUR 11'7 x 10'1 (3.53m x 3.07m)

BEDROOM FIVE 10'2 x 6'7 (3.10m x 2.01m)

BATHROOM

THE GROUNDS

IMPORTANT INFORMATION

Council Tax Band: F
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.