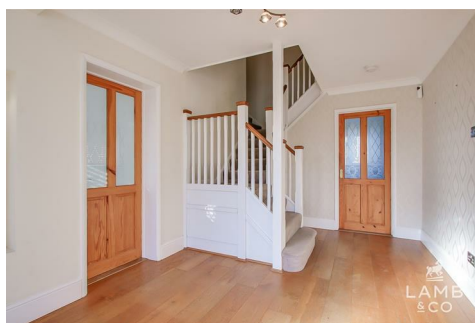




LAMB & CO

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NEW THORPE AVENUE, THORPE-LE-SOKEN, CO16 0LP

GUIDE PRICE £625,000

**** GUIDE PRICE £625,000 - £635,000 **** Nestled in the heart of a sought-after village, this substantial five-bedroom detached family home offers generous and versatile accommodation, perfectly suited to modern family living. The property boasts an impressive open-plan living space, creating a bright and sociable hub ideal for both everyday life and entertaining. With well-proportioned bedrooms, ample living accommodation, and a spacious layout throughout, this exceptional home combines comfort with practicality in a desirable rural setting. Offered for sale with the added benefit of no onward chain, this is a fantastic opportunity for buyers seeking a straightforward purchase in a charming village location.

- Five Bedrooms
- Detached
- Spacious Living Room
- Village Location
- Chain Free
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LIVING ROOM

19'5" x 16'8" (5.92m x 5.08m)



KITCHEN/BREAKFAST ROOM

28'9" x 9'2" (8.76m x 2.79m)



CONSERVATORY

11'10" x 9'0" (3.61m x 2.74m)



UTILITY ROOM

9'3" x 7'7" (2.82m x 2.31m)



CLOAKROOM

7'4" x 3'8" (2.24m x 1.12m)

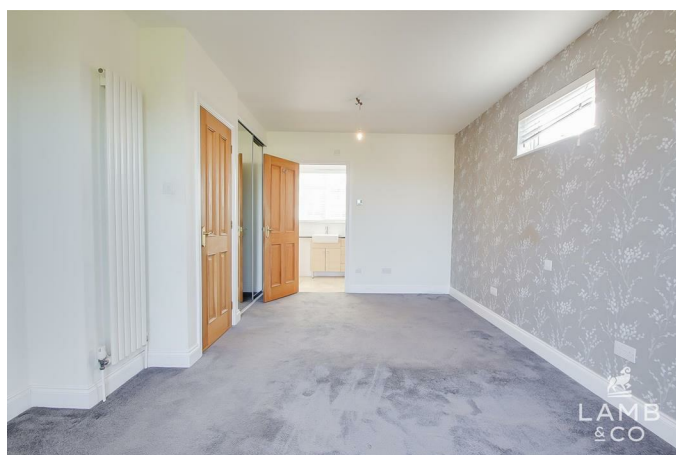
OFFICE

13'5" x 9'3" (4.09m x 2.82m)



MASTER BEDROOM

17'3" x 11'6" (5.26m x 3.51m)

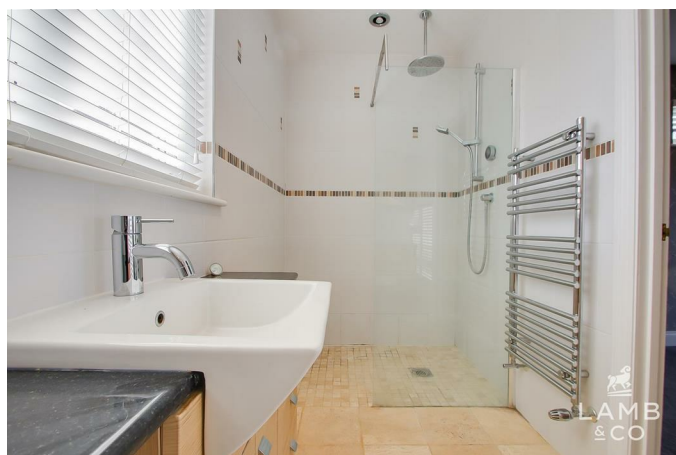


LANDING



ENSUITE

11'6" x 4'10" (3.51m x 1.47m)



BATHROOM

9'2" x 9'1" (2.79m x 2.77m)



BEDROOM FIVE

8'4" x 5'11" (2.54m x 1.80m)



BEDROOM THREE

14'2" x 11'2" (4.32m x 3.40m)



BEDROOM FOUR

11'9" x 9'2" (3.58m x 2.79m)



BEDROOM TWO

14'4" x 11'9" (4.37m x 3.58m)



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.

Material Information

Council Tax Band: F

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 72%

EE - 82%

Three - 76%

Vodafone - 76%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very low

Additional Charges: N/A

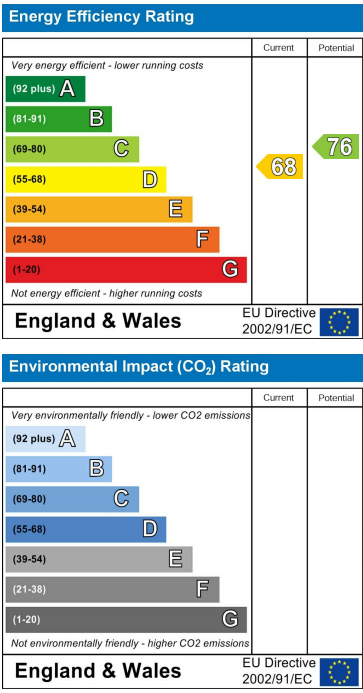
Seller's Position: No onward chain
Garden Facing: North east
Non-Standard Features to note:



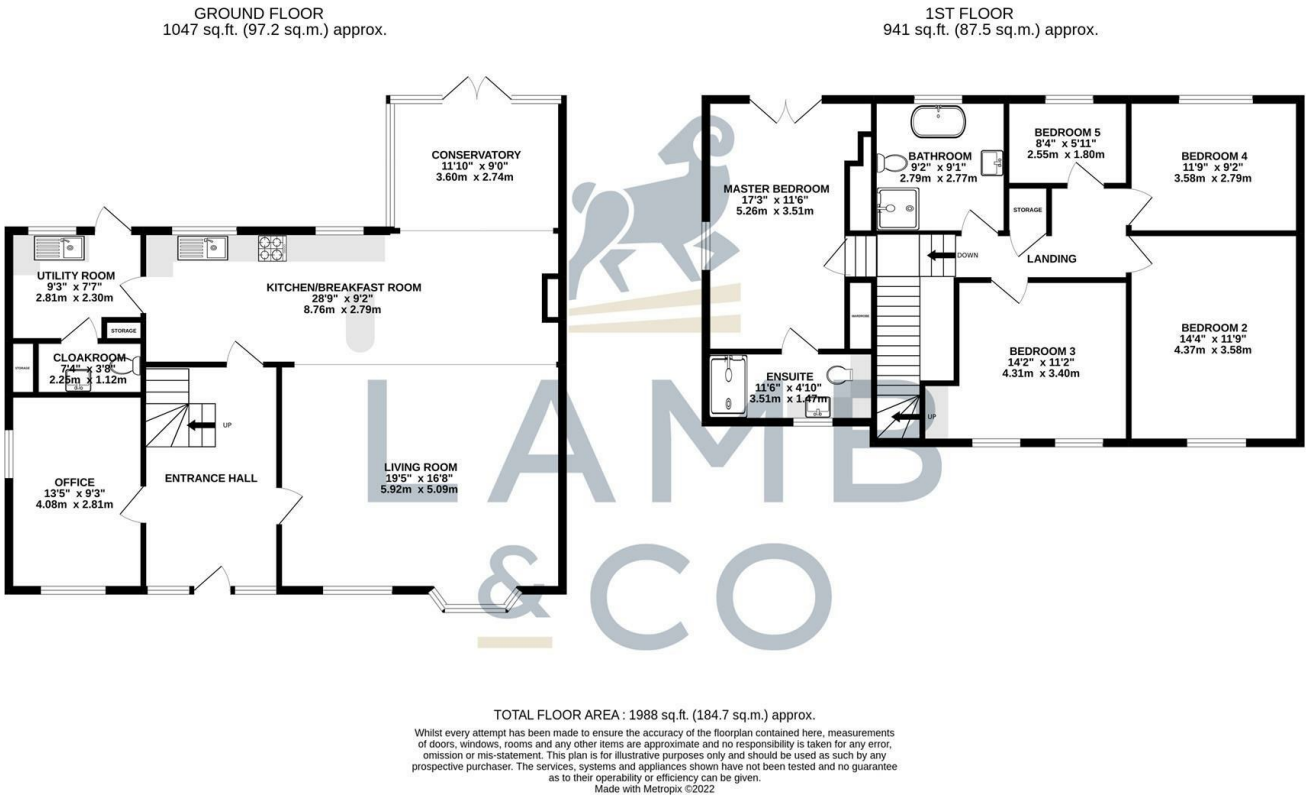
Map



EPC Graphs



Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.