



28, Lady Nelson Gardens

Thorpe-le-Soken, CO16 0FG

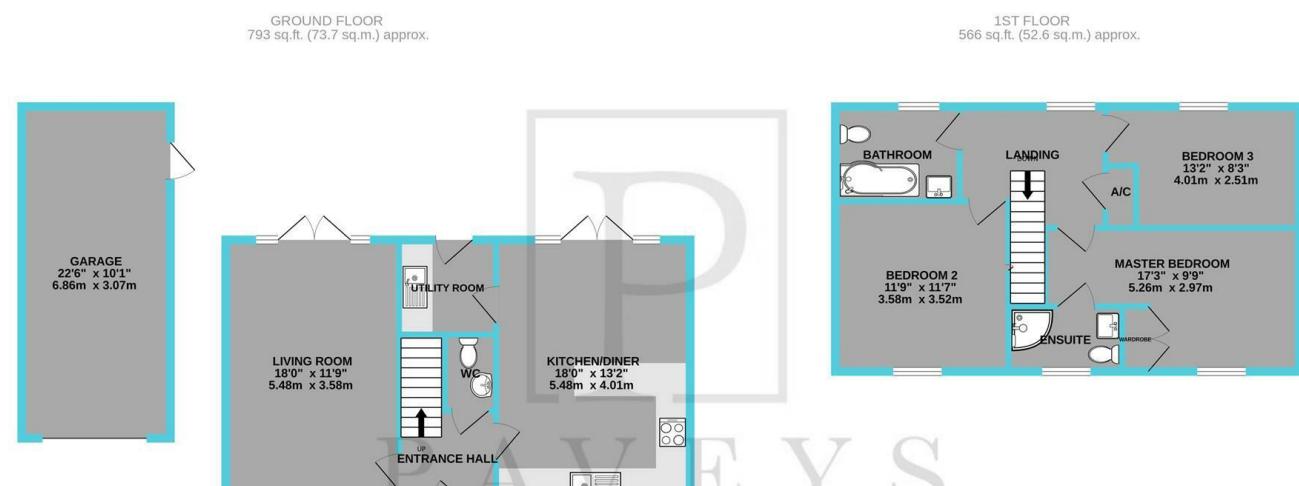
Guide price £465,000 Freehold

GUIDE PRICE £465,000-£485,000 New to the market is this STYLISH "TURN KEY" DETACHED PROPERTY with DETACHED GARAGE in a PRIME LOCATION on the desirable LADY NELSON GARDENS DEVELOPMENT in the village of Thorpe-le-Soken. This modern property was built by local developers Burfoot Homes in 2023 and forms part of a small development of exclusive properties set in landscaped gardens and surrounded by open fields and countryside. Key features of this property include a bright and sunny kitchen diner with integrated Bosch appliances, utility room, lounge with doors to the landscaped garden, master bedroom with en suite shower room, two further double bedrooms and bathroom. Thorpe-le-Soken has a traditional high street with a wealth of independent shops, popular pubs and restaurants, schools and rail station with services to Central London. It is located close to the coast at Frinton-on-Sea and within easy access of the A120. An internal viewing is highly recommended in order to appreciate this beautiful home and its location. All Paveys to arrange your appointment to view.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	84	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	84	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



GROUND FLOOR

793 sq.ft. (73.7 sq.m.) approx.

1ST FLOOR

566 sq.ft. (52.6 sq.m.) approx.

ESTATE AGENTS

TOTAL FLOOR AREA : 1359 sq.ft. (126.2 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.

Made with Metropix c2025

28, Lady Nelson Gardens

Thorpe-le-Soken, CO16 0FG

ENTRANCE HALL

Composite entrance door with inset glass to front aspect, LVT flooring, stair flight to First Floor, smooth ceiling, radiator.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. LVT flooring, smooth ceiling, radiator.

LIVING ROOM 18' x 11'9" (5.49m x 3.58m)

Double glazed sash window to front, double glazed double doors and full height panel windows to rear garden, fitted carpet, smooth ceiling, TV point, radiators.

KITCHEN DINER 18' x 13'2" (5.49m x 4.01m)

Modern dark blue under counter units, matching wall, display and full height cabinets, laminate work tops and upstands, inset sink and drainer with mixer tap. Range of Bosch appliances including eye level oven, electric hob, extractor hood, dishwasher, fridge freezer. Double glazed sash window to front, double glazed double doors and full height panel windows to rear garden, tiled flooring, smooth ceiling, spot lights, under unit lighting, radiator.

UTILITY ROOM

Under counter units with laminate worktop and upstands, inset sink and drainer with mixer tap, space and plumbing for washing machine, wall mounted boiler (not tested by Agent). UPVC double glazed door to rear garden, tiled flooring, smooth ceiling, spot lights, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to rear, fitted carpet, smooth ceiling, loft access, built in airing cupboard, radiator.

MASTER BEDROOM 17'9" x 9'9" (5.41m x 2.97m)

Double glazed window to front, fitted carpet, smooth ceiling, built in wardrobe, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and corner shower cubicle. Double glazed window to front, tiled flooring, part tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

BEDROOM TWO 11'9" x 11'7" (3.58m x 3.53m)

Double glazed window to front, fitted carpet, smooth ceiling, radiator.

BEDROOM THREE 13'2" x 8'3" (4.01m x 2.51m)

Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and P shaped bath with shower and screen over. Double glazed window to rear, tiled flooring, part tiled walls, wall mounted illuminated mirror, smooth ceiling, spot light, chrome heated towel rail.

OUTSIDE FRONT

Manicured lawn with shrub borders, block paved driveway for two vehicles, exterior lighting, gated access to rear garden.

OUTSIDE REAR

A private landscaped garden commencing with a large Indian slate patio area, artificial lawn with pebble borders, feature pergola with seating area, exterior lighting, outside tap, access to garage, gated access to front.

DETACHED GARAGE 22'6" x 10'1" (6.86m x 3.07m)

Pitched and tiled roof, up and over door, power and light connected (not tested by Agent), UPVC courtesy door to rear garden.

AGENTS NOTE

The property is positioned on a Private Road.

IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: B

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.

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.

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 £45 (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 us 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.