



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

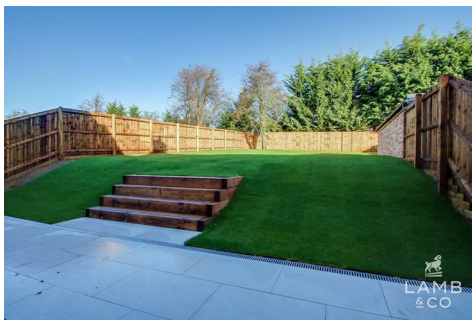
High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



EDWARD ROAD, THORPE-LE-SOKEN, CO16 0HJ

PRICE £495,000

'Sunny Fields & Woodland View'. A unique development of just two bespoke, detached new homes finished to a high specification both internally & externally. The properties offer generous sized, landscaped gardens plus garage & driveway. Located in the sought after village of Thorpe-Le-Soken close to train station and affording paddock views to front.

- THREE BEDROOMS
- LUXURY NEW BUILD
- EN-SUITE TO MASTER BEDROOM
- LARGE GARDEN
- GARAGE & DRIVEWAY
- EPC B

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

WC

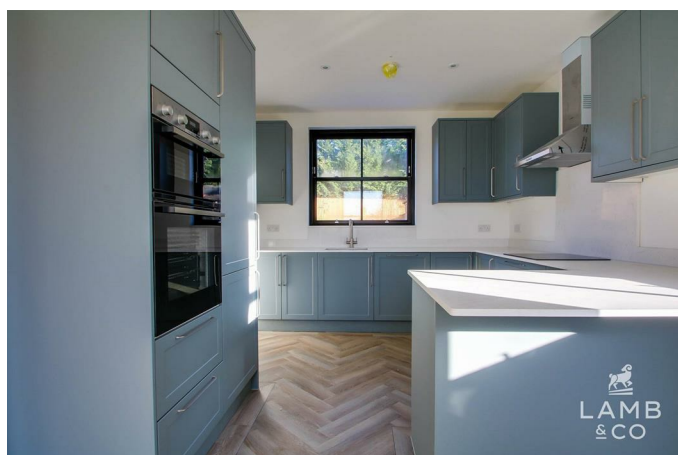
LOUNGE

20' x 11'1 (6.10m x 3.38m)



KITCHEN/DINER

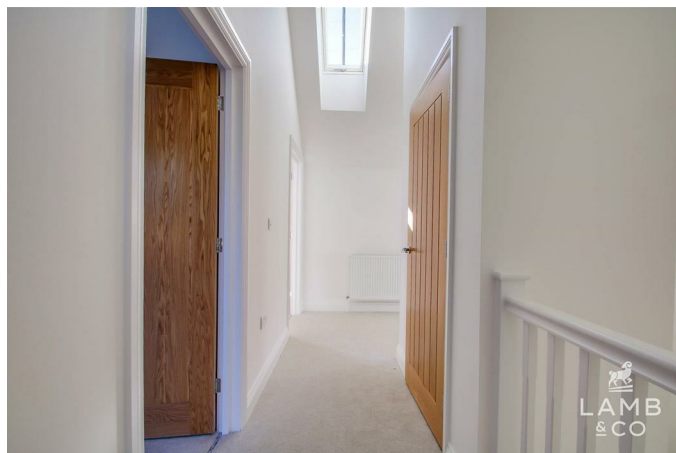
20' x 10'3 (6.10m x 3.12m)



UTILITY ROOM

8'9 x 6'1 (2.67m x 1.85m)

FIRST FLOOR - LANDING



BEDROOM ONE

13'6 x 11'1 (4.11m x 3.38m)



EN-SUITE

11'1 x 6'1 (3.38m x 1.85m)



BEDROOM TWO

11'7" x 10'3" (3.53m x 3.12m)



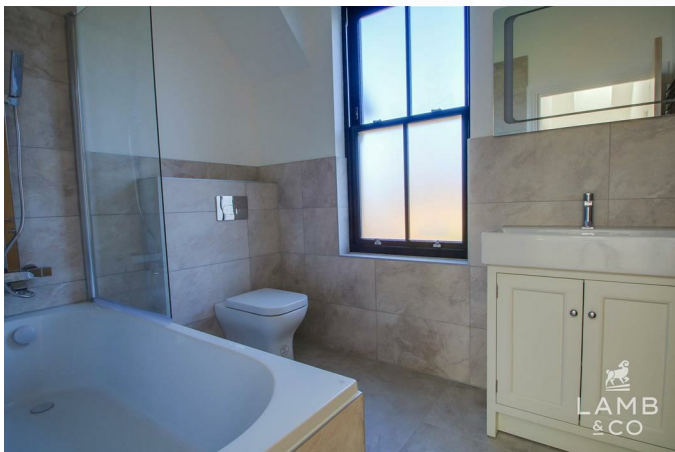
BEDROOM THREE

10'3" x 8' (3.12m x 2.44m)



BATHROOM

8'9" x 6'1" (2.67m x 1.85m)

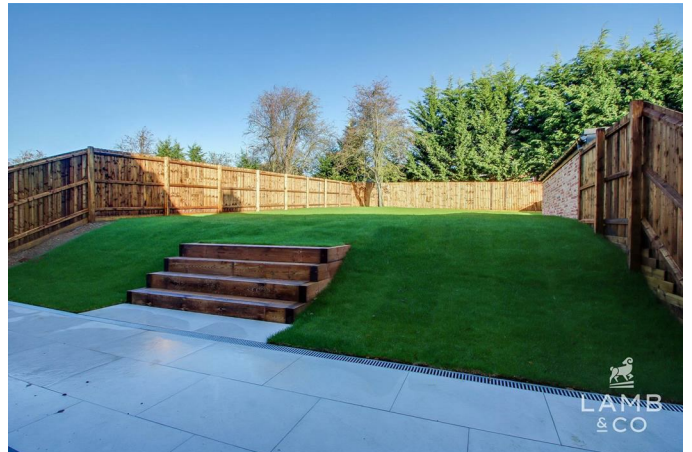


OUTSIDE

FRONT

REAR

80' x 50' (24.38m x 15.24m)



WARRANTY

Property will be sold with a 10 year warranty provided by BuildZone.

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.

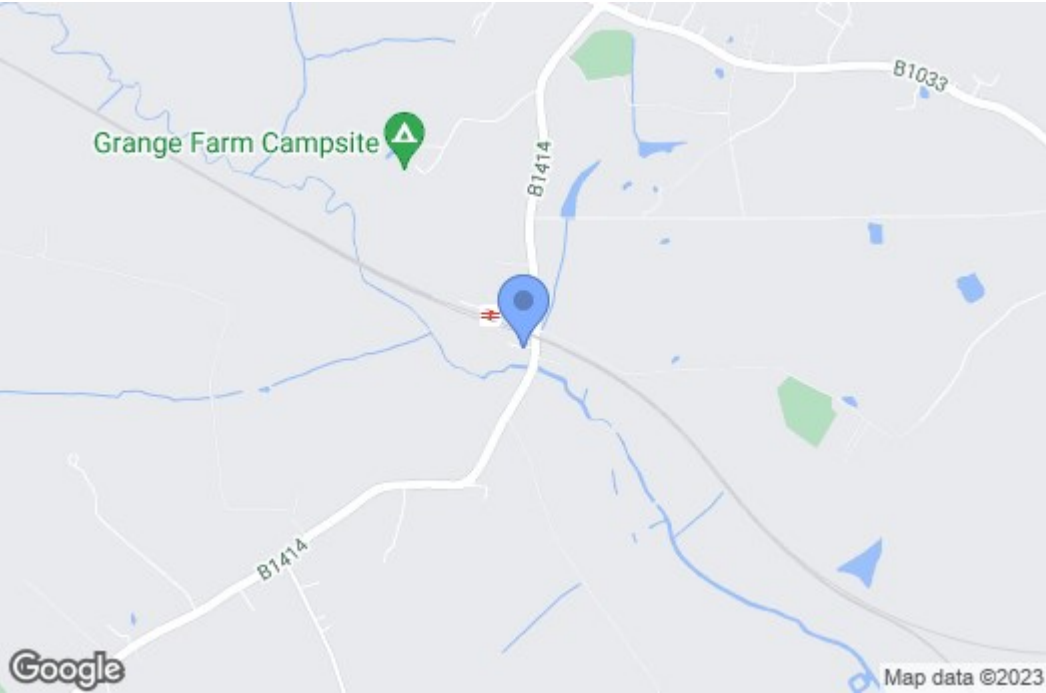
Additional Information

Council Tax Band: TBC

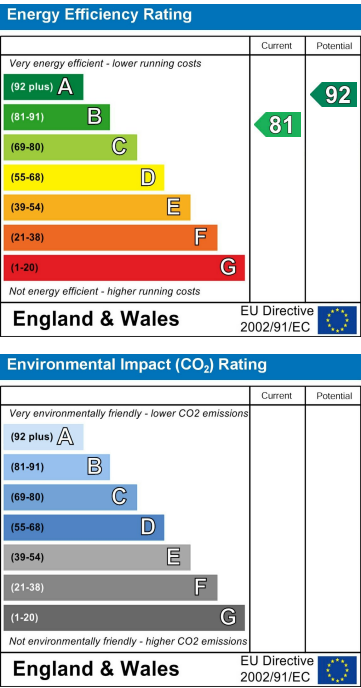
Heating: Air source heat pump (underfloor to ground floor/radiators to first floor)

Seller's Position: Vacant (new build)

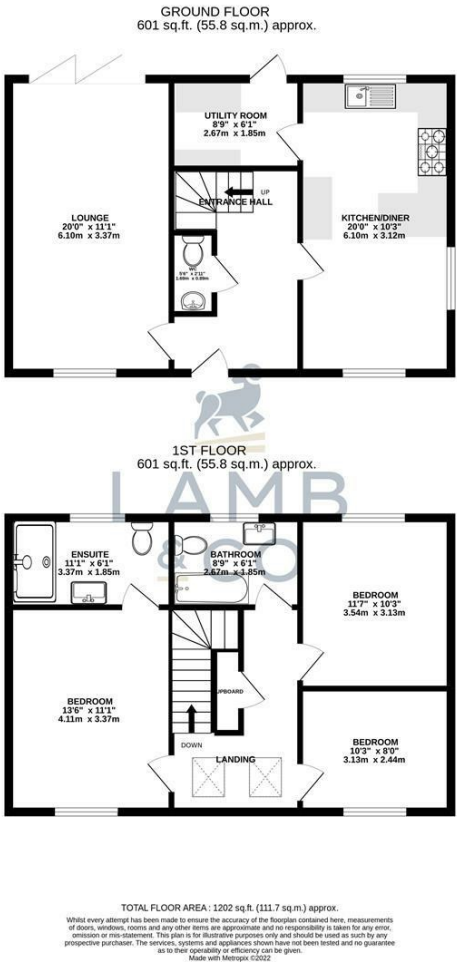
Map



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.