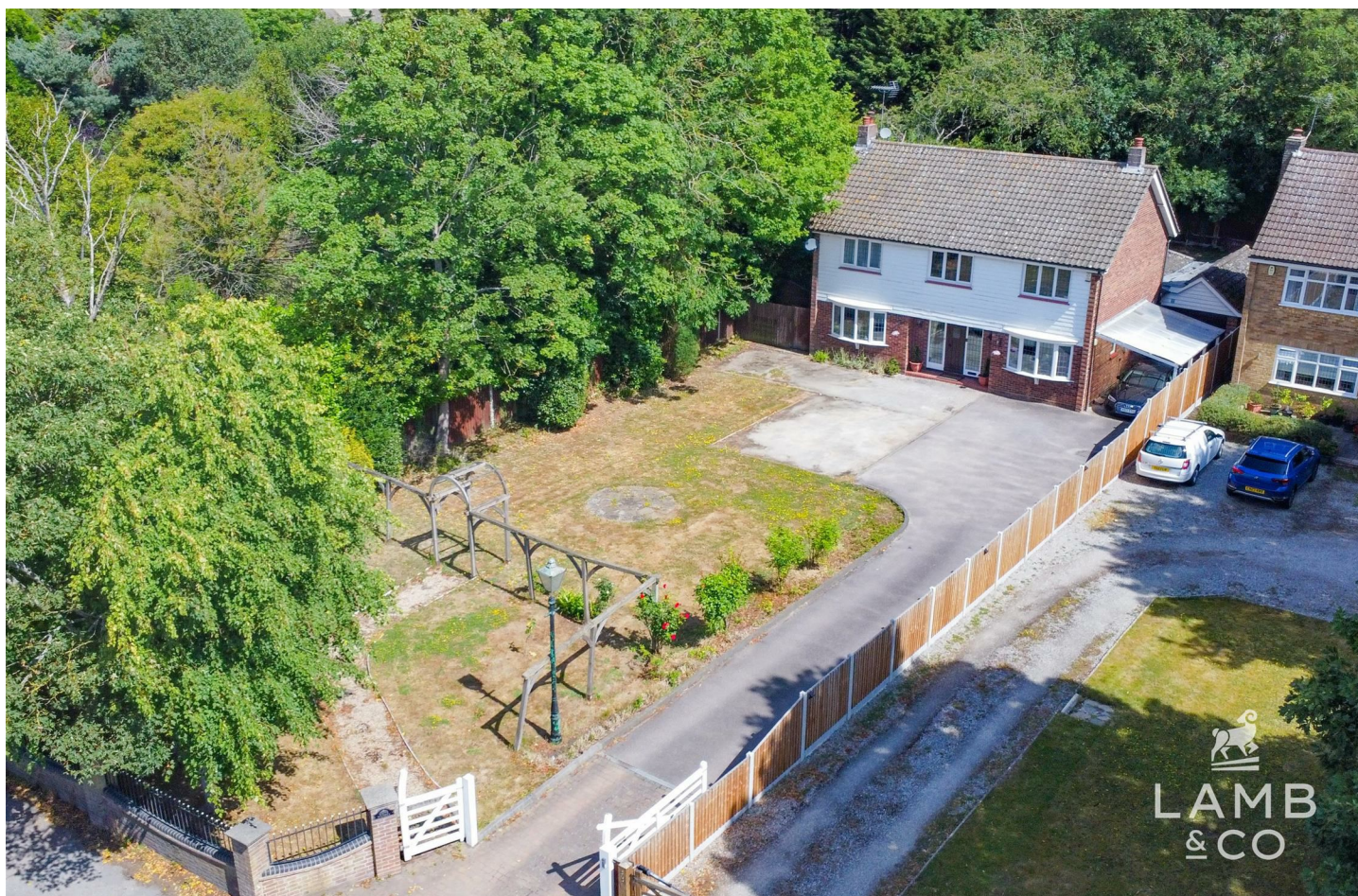




LAMB & CO

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ABBEY STREET, THORPE-LE-SOKEN, CO16 0JN

GUIDE PRICE £650,000

**** GUIDE PRICE £650,000 – £675,000 **** Welcome to 'White Timbers', tucked away from the road with a generous frontage providing ample parking for multiple vehicles on an overall plot of approximately 0.3 acres. This spacious four-bedroom detached home offers an exceptional opportunity for families or buyers seeking expansive living accommodation and outdoor space.

Internally, the home offers an impressive sense of space throughout, including multiple reception areas ideal for entertaining or family living. Character features are thoughtfully integrated across the property, adding warmth and charm. A practical utility room and a dedicated office enhance day-to-day functionality, while the principal bedroom benefits from its own en suite and dressing area.

To the rear, the south-west facing mature garden offers a tranquil retreat with plenty of potential for outdoor living, gardening, or future landscaping projects.

- Four Bedrooms
- Office
- 0.3 Acre Plot
- Expansive Frontage
- En Suite
- Utility Room
- No Onward Chain
- EPC TBC

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM/ PLAY ROOM

10'0 x 9'0 (3.05m x 2.74m)

LOUNGE/ DINING ROOM

23'0 x 21'4 (7.01m x 6.50m)

HALLWAY

UTILITY ROOM

7'4 x 7'0 (2.24m x 2.13m)

WC

7'0 x 4'8 (2.13m x 1.42m)

KITCHEN/ BREAKFAST ROOM

24'0 x 12'0 (7.32m x 3.66m)

OFFICE

9'7 x 9'0 (2.92m x 2.74m)

STORAGE

9'0 x 4'0 (2.74m x 1.22m)

FIRST FLOOR LANDING

BEDROOM ONE

22'3 x 12'2 (6.78m x 3.71m)



EN SUITE

7'2 x 5'0 (2.18m x 1.52m)

BEDROOM TWO

13'0 x 10'0 (3.96m x 3.05m)

BEDROOM THREE

11'4 x 9'6 (3.45m x 2.90m)

BATHROOM

8'8 x 5'9 (2.64m x 1.75m)

REAR GARDEN

REAR ASPECT

AERIAL VIEW

Material Information

Council Tax Band: E

Heating:

Services:

Broadband: superfast

Mobile Coverage: O2 - good; EE, Three, Vodafone - likely

Construction: conventional

Restrictions: none

Rights & Easements: unknown

Flood Risk: very low

Additional Charges: none

Seller's Position:

Garden Facing: south-west

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.

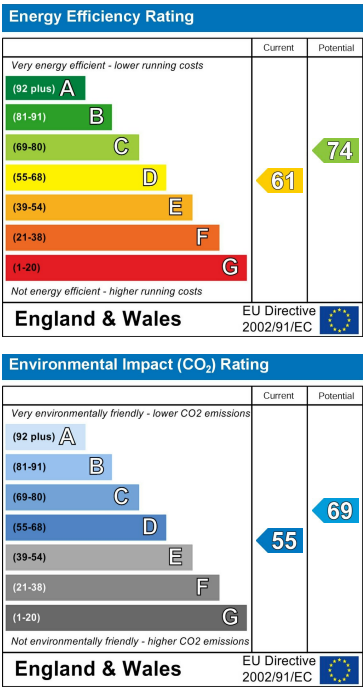
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1960 sq.ft. (182.1 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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