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Inspired by property, driven by passion.



NURSERY FIELD, THORPE-LE-SOKEN, CO16 0HS

PRICE £545,000

** FINAL PLOT REMAINING ** 'Nursery Field' is an exciting new development of luxuriously appointed, detached bungalows located in the sought after village of Thorpe-Le-Soken all boasting generous South facing gardens. 'The Primrose' is an impressive detached bungalow offering 1,214 Sq Ft of accommodation including three double bedrooms with fitted wardrobes, Large kitchen/diner with Quartz worktops and premium appliances, separate lounge and driveway for two cars plus garage. PART EXCHANGE AVAILABLE.

- Three Bedrooms
- Luxury Finish
- Generous South Facing Garden
- 1214 Sq Ft
- Fitted Wardrobes to All Bedrooms
- Final Plots Remaining
- Show Home Available to View
- EPC B
- Driveway & Garage

The Development

'Nursery Field' is a low density development comprising 10 detached bungalows which are set well back from the road. The properties will be served by a private tarmac road with greenery and planting to create a pleasant setting for residents. All bungalows feature their own block paved driveways and garages along with larger than average gardens. Oakland Country Homes are a local developer with a strong focus on high quality finishes using premium materials, fixtures and fittings to create stunning homes designed for modern living.

Location

Located on the edge of the well-served village of Thorpe-Le-Soken with the High Street located approximately 0.7 miles away. Thorpe High Street offers a range of pubs and restaurants along with a Tesco Express, hairdressers, doctors surgery, pharmacy, opticians and an abundance of countryside walks. The train station is approximately 1 mile away and the Victorian seaside town of Frinton-on-Sea just a short drive away.

Key Features

- LVT flooring to hall and wet areas
- Carpets to bedrooms & lounge
- Oak internal doors
- Security alarm systems
- Luxury kitchens with Quartz worktops
- Neff appliances
- USB sockets to kitchen, living area & bedrooms
- Dual fuel heated towel rails to bathrooms
- Part tiled bathrooms
- Electric garage doors
- EV chargers
- Oversized patio & turfed South facing gardens
- 10 year BuildZone Warranty

Dimensions

Lounge - 19'11 x 14'

Kitchen Area - 12'8 x 9'8

Dining Area - 11'10 x 8'11

Bedroom One - 18'3 max x 10'

En-Suite - 6'7 x 5'1

Bedroom Two - 12' x 9'10

Bedroom Three - 9'10 x 9'2

Bathroom - 9'7 x 7'

Total Area - 1214 Sq Ft

Viewings

Viewings available 7 days a week by appointment.

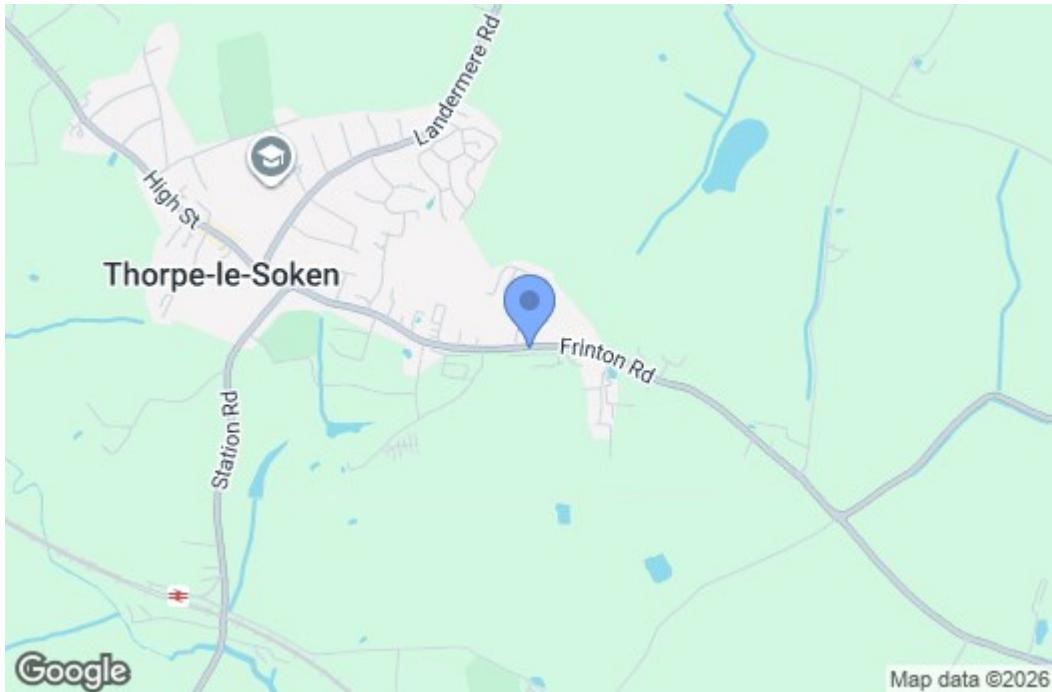
Agents Note

An annual Estate Charge will apply for upkeep of communal areas.

Disclaimer

Some images are computer generated or from similar properties built by the same developer. These are indicative only and actual finishes may vary.

Map

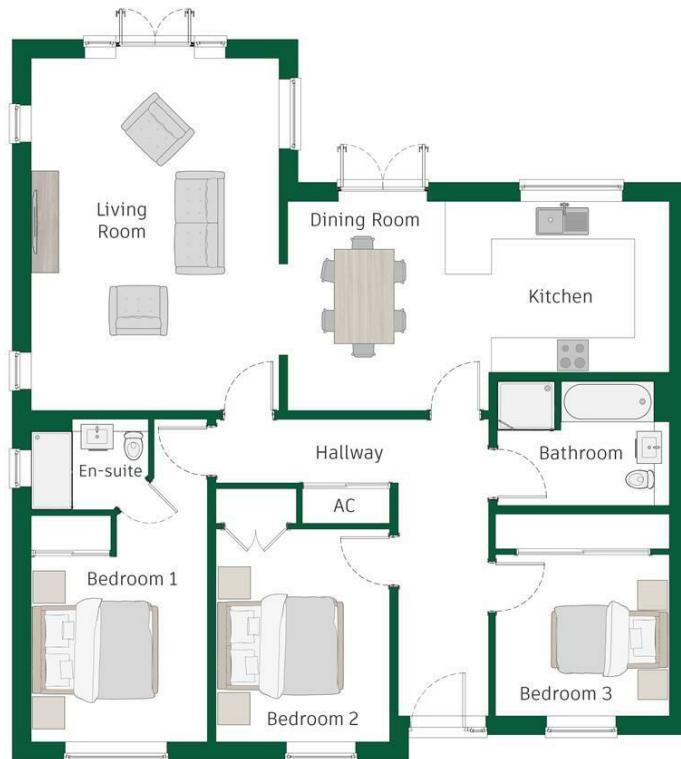


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			84
(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			
(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

Floorplan



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