



Henderson Road Thorpe-Le-Soken, CO16 0EQ

Situated on a sought after newly constructed development, Sheen's Estate Agents are pleased to offer for sale this well presented, THREE BEDROOM SEMI-DETACHED HOUSE. The property was built in 2021 and boasts a 15'8" kitchen/diner, ground floor cloakroom, en-suite to master bedroom and a un-overlooked rear garden. The village of Thorpe-le-Soken has a range of excellent shops along with public houses and restaurants. Thorpe's railway station also has connections to London Liverpool Street and is located just over a mile away. The property is in move in condition and a viewing is highly recommended to avoid disappointment.

- Three Bedrooms
- Newly Built 2021
- Master Bedroom With En-Suite Shower Room
- 15'8 Kitchen/Diner
- No Onward Chain
- Sought After Village Location
- Ground Floor Cloakroom
- Off Street Parking & Garage
- Distant Sea Views
- EPC Rating B/Council Tax Band C



Price £295,000 Freehold

Accommodation comprises with approximate room sizes:-

Composite door leading to:

Hall

Amtico flooring. Doors to:



Cloakroom

Low level WC. Wash hand basin with mixer tap. Tiled splashback. Amtico flooring. Fitted mirror. Extractor fan.



Lounge

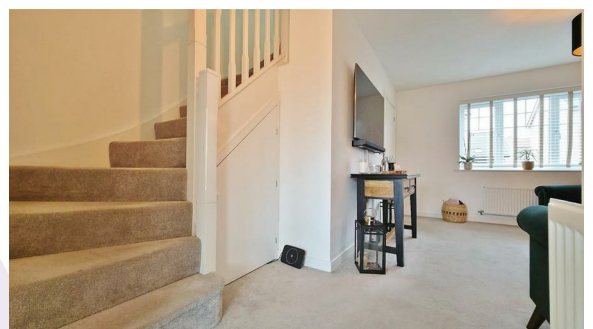
13'7" x 11'1"

Radiator. Sealed unit double glazed window to front. Open access to:



Inner Hall

Stair flight to first floor with built in under stairs storage cupboard. Radiator. Door to:



Kitchen/Diner

15'8" x 11'3"

Fitted with a range of matching fronted units. Hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring gas hob with electric oven under and fitted extractor hood above. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Washing machine to remain. Under cupboard lighting. Plinth lighting. Enclosed boiler providing heating and hot water throughout. Amtico flooring. Spotlights. Extractor fan. Radiator. Sealed unit double glazed windows to rear. Sealed unit 'French' style doors leading to rear garden.



Landing

Loft access with pull down ladder and part boarded. Doors to:



Bedroom One

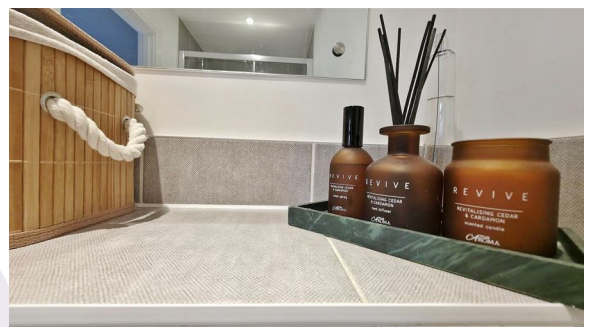
11'5" x 8'2"

Built in wardrobe. Built in airing cupboard housing hot water cylinder. Radiator. Sealed unit double glazed window to rear with backwater views. Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Tiled splashback. Amtico flooring. Extractor fan. Spotlights. Wall mounted heated towel rail.



Bedroom Two

10'1" x 8'7"

Radiator. Sealed unit double glazed window to front.



Bedroom Three

6'9" x 6'9"

Radiator. Sealed unit double glazed window to front.



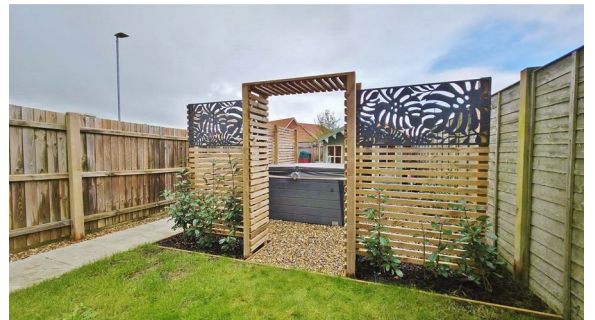
Bathroom

White suite comprises of low level WC. Wash hand basin with mixer tap. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Amtico flooring. Extractor fan. Spotlights.



Outside - Rear

Part paved area. Remainder laid to lawn. Summer house to remain. Further enclosed hard standing area with hot tub. Access to rear via gate leading to garage.



Outside - Front

Pathway leading to entrance door. Remainder laid to lawn. Tarmac area beside the property leading to garage with up and over door providing parking.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

JAF/11.25

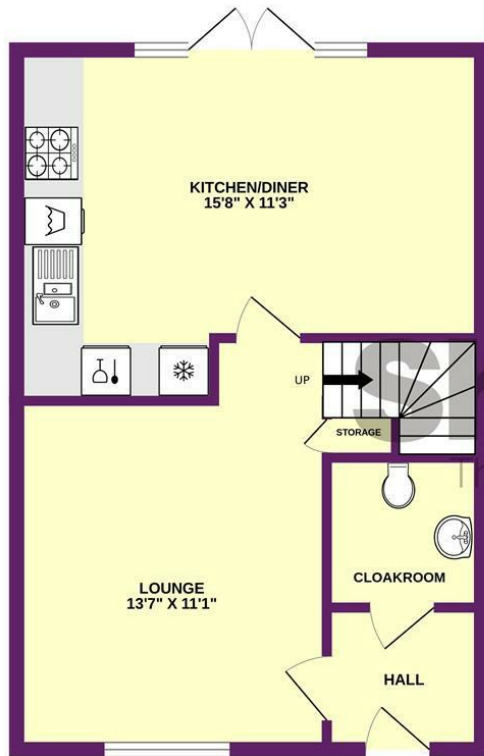
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

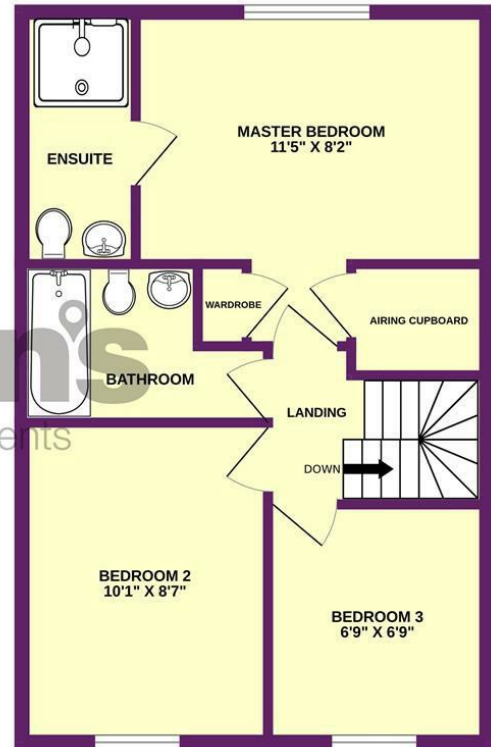
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



1ST FLOOR



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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