



Byng Crescent Thorpe-Le-Soken, CO16 0JB

*** ONE OF A KIND *** Situated in a non-estate position in the sought after village of Thorpe-Le-Soken, Sheen's are delighted in bringing to market this OLDER STYLE, UNIQUE, FOUR BEDROOM SEMI-DETACHED HOUSE. In the valuer's opinion, the property has been well maintained throughout by the current owner's and the property benefits from a one bedroom annexe, loft room, ample off street parking, substantial sized corner plot with potential to extend/convert spaces S.T.P.P. . Byng Crescent is located within one mile of Thorpe's local mainline railway station, with Frinton-on-Sea's prestigious seafront and shopping amenities approximately three and a half miles away.

- **Four Bedrooms**
- **Corner Plot Position**
- **Versatile Accommodation**
- **1 Bedroom Annex**
- **Potential to Extend & Convert S.T.P.P.**
- **Loft Room**
- **Garage & Ample Off Street Parking**
- **Secluded Rear Garden with Outbuilding**
- **Village Location**
- **Council Tax Band - B / EPC Rating - E**



Price £360,000 Freehold

Byng Crescent, Thorpe-Le-Soken, CO16 0JB

Accommodation comprises with approximate room sizes:-

Hardwood door leading to:

Porch

Tiled effect vinyl flooring. Range of obscured and clear windows to all aspects. Hardwood door leading to:



Entrance Hall

Stair flight to first floor. Built in storage cupboard. Laminate flooring. Radiator. Sealed unit double glazed window to side. Doors to:



Lounge/Diner

17'6" x 13'3"

Brick built fire surround with open fire under. Laminate flooring. Spotlights. Radiator. Sealed unit double glazed windows to front. Obscured sealed unit double glazed window to side.



Kitchen/Breakfast Room

17'6" x 13'3"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset double stainless bowl sink and drainer unit. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Fitted central island with cupboards under and shelving to the side. Plumbing for washing machine. Space for fridge/freezer. Enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed door leading to rear garden.



Landing

Radiator. Sealed unit double glazed window to side. Door to:



Loft Room

22'5" x 11'10"

Built in eaves storage cupboards. Spotlights. Radiator. Sealed unit double glazed velux windows to rear.



Bedroom One

13'1" x 10'3"

Built in wardrobe. Laminate flooring. Spotlights. Radiator. Sealed unit double glazed window to front.



Bedroom Two

11'5" x 10'1"

Laminate flooring. Built in wardrobe. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

10'2" x 6'4"

Laminate flooring. Built in wardrobe. Radiator. Sealed unit double glazed window to front.



Bathroom

8'1" x 7'3"

White suite comprises of low level WC. Wash hand basin with mixer tap. Enclosed P-shaped bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



Annexe

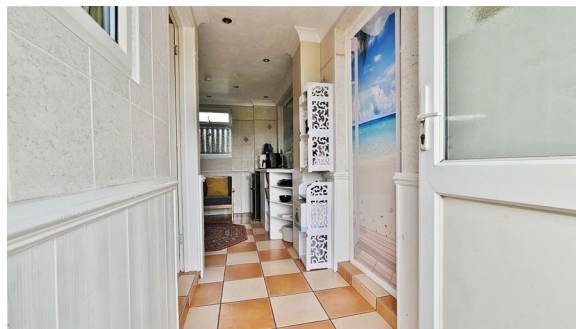
Obscured sealed unit double glazed door leading to:



Kitchen

17'5" x 8'9"

Rolled edge work surface with integral shelving and fridge under. Inset stainless sink. Eye level wooden cupboards. Part tiled walls. Tiled flooring. Spotlights. Radiator. Obscured sealed unit double glazed window to side. Window and door to side which could be easily opened up into kitchen/breakfast room. Door to:



Bedroom

11'3" x 6'4"

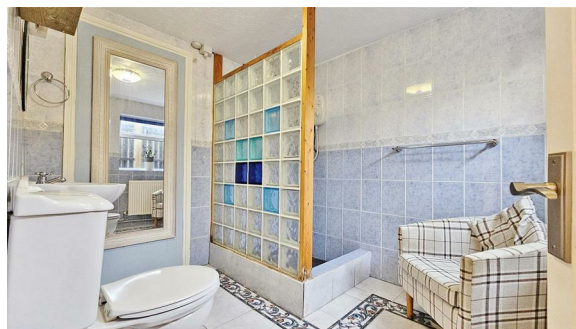
Laminate flooring. Radiator. Sealed unit double glazed window to side.



Shower Room

8'5" x 7'

Suite comprises of low level WC. Pedestal wash hand basin. Tiled step leading to tiled shower with featured glass and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.



Outside - Rear

Corner plot position with beautifully landscaped garden with majority laid to a range of block and paved slabs. Remainder laid with a range of flat and raised beds stocked with an array of flowers, trees and shrubs. Outside lights and socket. Access to parking and garage via side gate.

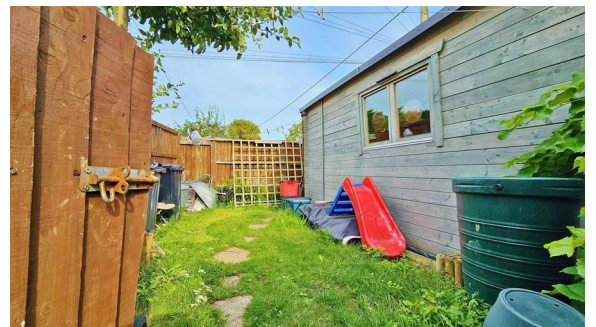


Alternate Outside Rear



Outside - Side

Lawn area providing perfect storage.



Log Cabin

Power and light connected. Windows to side and front.



Outside - Front

Corner plot position. Pathway leading to entrance door.
Remainder laid to lawn.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B - £1701.74

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JD/08.25

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 - £150 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.



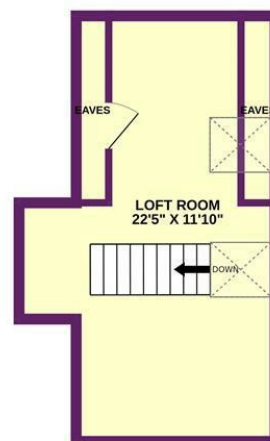
GROUND FLOOR



1ST FLOOR



2ND 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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Selling properties... not promises

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