



## Oak Close Thorpe-le-Soken, CO16 0HU

**\*\*GUIDE PRICE £400,000 - £425,000\*\*** Located in the historic village of Thorpe-le-Soken in a peaceful, unoverlooked, cul-de-sac position, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented EXTENDED FOUR BEDROOM DETACHED FAMILY HOME. The property is conveniently situated within walking distance of pre-school's, primary and secondary school's and is conveniently located within three quarters of a mile of the mainline railway station at Thorpe with direct links to London Liverpool Street. Shopping amenities can be found within half a mile of the property in Thorpe's high street as well as Frinton's town centre and Seafront being situated approximately four and a half miles away. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Four Bedroom Detached House**
- **No Onward Chain**
- **En-Suite To Master Bedroom**
- **Sought After Village Location**
- **22' Living Room**
- **17' Kitchen**
- **Ample Off Street Parking**
- **Integral Garage**
- **EPC Rating - D**
- **Council Tax Band - D**



**Guide Price £400,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:-

## Lobby

Solid oak flooring. Radiator. Door to:-

## Cloakroom

Low level w/c. Fitted corner wash hand basin. Obscured sealed unit double glazed window to side.



## Hallway

Solid oak flooring. Two storage cupboards. Stair flight to first floor. Doors to:-



## Lounge

22'7" x 11'6"

Log burner. Radiator. Sealed unit double glazed window to front.  
Opening to:-



## Dining Room

11'0" x 10'6"

Solid oak flooring. Radiator. Two Velux windows. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors to garden.



## Kitchen

17'7" x 11'0"

Fitted with a range of matching fronted units. Solid oak square edge work surfaces. Inset ceramic one and half bowl sink and drainer unit. Fitted eight ring gas hob with extractor hood above and gas oven under. Further range of matching fronted units both eye and floor level. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Radiator. Tiled splash-back. Tiled flooring. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors to garden. Door to integral garage.



## Landing

Radiator. Loft access. Doors to:-

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## Master Bedroom

16'3" x 8'6"

Radiator. Sealed unit double glazed window to front. Door to:-



## Ensuite

Modern suite comprises of low level w/c. Vanity hand wash basin with drawers under. Fitted walk in shower cubicle with rainfall shower. Part tiled walls. Vinyl flooring. Extractor fan. Spotlights. Heated towel rail. Obscured sealed unit double glazed window to rear.



## Bedroom Two

11'0" x 10'0"

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



### Bedroom Three

11'1" x 8'10"

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



### Bedroom Four

7'0" x 6'6"

Radiator. Sealed unit double glazed window to front.



### Bathroom

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath with wall mounted shower attachment. Fully tiled walls and flooring. Heated towel rail. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Majority laid to lawn. Large paved patio entertaining area. Borders well stocked with flowers, shrubs and bushes. Shed (14" x 8") with electrics to remain. Outside light. Enclosed by panel fencing.



### Outside - Front

Paved area providing off street parking for several vehicles leading to integral garage with up and over door. Remainder laid to lawn.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D - £2187.95

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### JAF 0925

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Particular Disclaimer

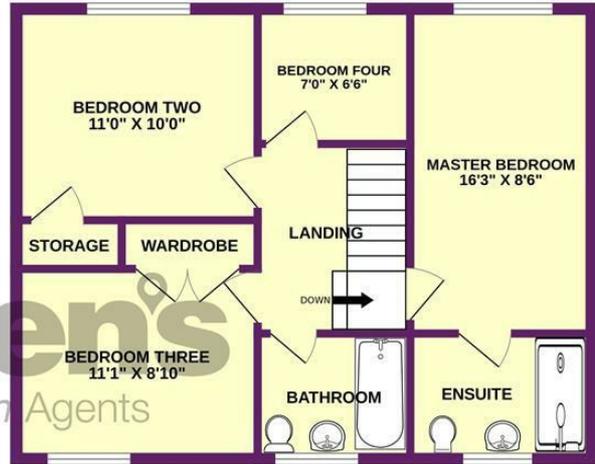
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GROUND FLOOR



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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## Selling properties... not promises

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