



Lady Nelson Gardens Thorpe-Le-Soken, CO16 0FG

*** GUIDE PRICE £465,000 - £485,000 ***

Located on a private development in the picturesque village of Thorpe-le-soken, Sheen's Estate Agents are delighted in bringing to market this PRESTIGIOUS, THREE BEDROOM DETACHED HOUSE. The property boasts from a quiet and peaceful location offering a low maintenance garden, en-suite to master bedroom, utility room and a detached garage with ample off street parking. 'Lady Nelson Gardens' is within walking distance of pre, primary and secondary schools and is conveniently located within a quarter of a mile of the mainline railway station with links to London Liverpool Street. Shopping amenities are within a quarter of a mile of the property in Thorpe High Street as well as Frinton's town centre and seafront being situated approximately four and a half miles away. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Three Bedrooms
- Stunning Kitchen/Diner
- Utility Room
- En-Suite to Master Bedroom & First Floor Bathroom
- Landscaped Rear Garden
- Private Location
- Detached Garage & Off Road Parking
- 2022 Luxury Build
- Sought After 'Lady Nelson Gardens' Development
- Council Tax Band - E / EPC Rating - B



Guide Price £465,000 Freehold

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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hall

Stair flight to first floor. Built in storage cupboard. Amtico flooring. Radiator. Door to:



Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and cupboard under. Tiled splashback. Amtico flooring. Spotlights. Extractor fan. Radiator.



Lounge

18' x 11'9"

Radiator. Sealed unit double glazed sash style window to front. Sealed unit double glazed 'French' style doors with side panels leading to rear garden.



Kitchen/Diner

18' x 13'2"

Fitted with a range of matching fronted units. Laminated hard edge work surfaces. Inset stainless bowl sink and drainer unit with gold mixer tap. Inset four ring electric Bosch hob with fitted extractor hood above. Built in double eye level Bosch electric oven. Integrated Bosch dishwasher and fridge/freezer. Further selection of matching units both at eye and floor level. Obscured glass display cupboard. Laminated splashback. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed sash style window to front. Sealed unit double glazed 'French' style doors with side panelled windows leading to rear garden. Door to:



Alternate Kitchen/Diner View



Utility Room

Fitted laminated hard edge work surface with range of cupboards under. Inset stainless bowl sink and drainer unit. Plumbing for washing machine. Wall mounted combination boiler providing heating and hot water throughout. Laminated splashback. Tiled flooring. Radiator. Sealed unit double glazed door leading to rear garden.



Landing

Loft access with pull down ladder. Built in airing cupboard housing hot water cylinder. Radiator. Doors to:



Master Bedroom

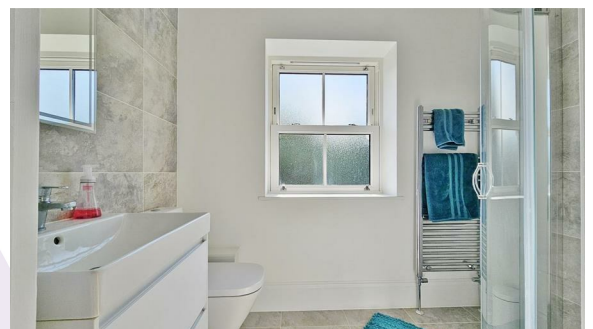
17'3" x 9'9"

Built in wardrobes. Radiator. Sealed unit double glazed sash style window to front. Door to:



En-Suite

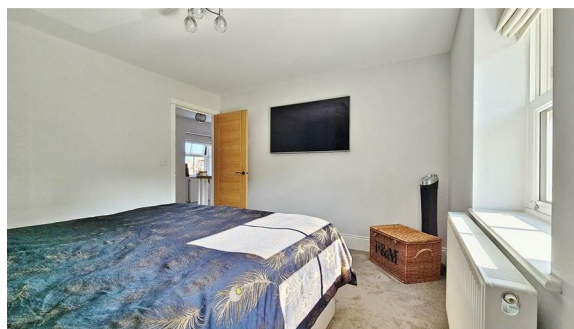
Suite comprises of low level WC. Vanity wash hand basin with drawers under. Fitted corner shower cubicle with sliding doors and wall mounted shower attachment and rainfall shower head. Tiled splashbacks. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed sash style window to front.



Bedroom Two

11'9" x 11'7"

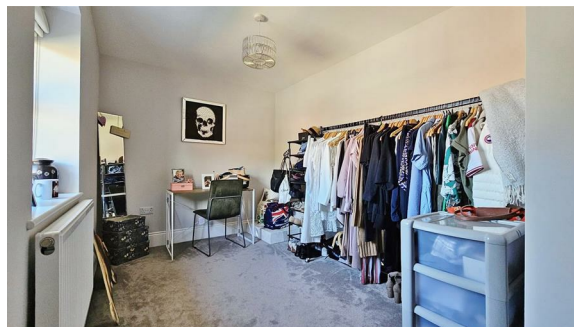
Radiator. Sealed unit double glazed sash style window to front.



Bedroom Three

13'2" x 8'3"

Radiator. Sealed unit double glazed window to rear.



Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Enclosed L-shaped bath with fitted shower screen and wall mounted shower attachment and rainfall shower head. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



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Outside - Rear

Low maintenance, secluded garden which is partly laid to paving. Remainder laid to astroturf and shingle. Pergola with featured fence panelling and further shingle. Private access door to garage with power and light connected. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing ample off street parking with up and over door. Block paved pathway leading to entrance door. Remainder laid to lawn. Outside lights.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

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.

Disclaimer - wide angle lens etc.

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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