



## Ronson Drive Thorpe-le-soken, CO16 0FB

Situated on the popular 'Henderson Park' Development in the desirable village of Thorpe-le-Soken, Sheen's Estate Agents are delighted in bringing to market this 2020 constructed, TWO BEDROOM, EXTENDED SEMI-DETACHED BUNGALOW. The property is 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 valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- En-Suite to Master Bedroom
- Extended Sun Room
- Built in 2020
- Village Location
- Popular Henderson Park Development
- Close to Shops & Amenities
- Stunning Open Field Views
- EPC Rating - B
- Council Tax Band - C



**Price £295,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:-

### Hallway

Two built in storage cupboards. Radiator. Wood effect laminate flooring. Doors to:-



### Lounge

15'5" x 10'2"

Modern wall mounted electric fire. Two radiators. Opening to:-



### Sun Room

10'3" x 9'4"

Wall hung electric heater. Tiled flooring. Spotlights. Sealed unit double glazed windows to side and rear. Sealed unit double glazed patio doors to garden.





## Kitchen

10'2" x 9'2"

Fitted with a range of modern matching fronted units. Stone effect square edge worksurfaces. Inset ceramic one and a half bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level double oven. Further range of matching fronted units both eye and floor level. Integrated fridge/freezer, washing machine and dishwasher. Tiled splashback. Wood effect laminate flooring. Spotlights. Sealed unit double glazed window to garden.



## Master Bedroom

10'1" x 10'2"

Fitted wardrobes with mirrored sliding doors. Radiator. Sealed unit double glazed window to front. Door to:-



### Ensuite

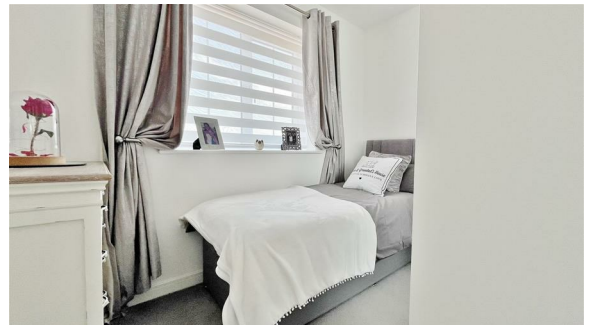
White suite comprises of low level w/c. Wall mounted wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Heated towel rail. Spotlights. Extractor fan. Part tiled walls. Wood effect laminate flooring.



### Bedroom Two

6'3" x 9'1"

Fitted wardrobes with mirrored sliding doors. Radiator. Sealed unit double glazed window to front.



### Bathroom

White suite comprises of low level w/c. Wall mounted wash hand basin. Fitted panelled bath with wall mounted shower attachment. Heated towel rail. Spotlights. Part tiled walls. Wood effect laminate flooring. Obscured sealed unit double glazed window to side.



### Outside - Rear

Part patio area. Remainder laid to lawn. Beds stocked with an array of trees, shrubs and bushes. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Tarmac driveway providing off street parking for two vehicles. Electric car charging point. Remainder laid to decorative coloured slate.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C - £1944.84

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:

### DH 0825

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

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







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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**Sheen's**  
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