

▶ BLAKE & THICKBROOM



DESCRIPTION:

Blake & Thickbroom are delighted to be offering this individually designed 'Potton' home occupying a substantial plot within the favoured village of Thorpe le Soken. The property is affording over 2,400 sq. ft. of accommodation over two floors and is situated on a sizeable well kept plot. The property can be found within walking distance of the village High Street hosting many eateries, public houses and shopping opportunities. The property is also located in favoured school catchment area. An internal viewing is warranted to fully appreciate the size, quality and location of this wonderful family home.

DIRECTIONS:

PROCEED FROM: Clacton's town centre on the A133 London Road. Upon reaching the roundabout (fire station on left), take the second exit onto the bypass. At the second roundabout take the third exit on the right hand side signposted towards the village of Little Clacton. Proceed through the centre of Little Clacton for approximately 1.5 miles, turning right at Plough Corner into Harwich Road. Proceed along Harwich Road for approximately 2 miles, down the hill, under the railway bridge, passing Thorpe le Soken railway station on left. Turn left at junction, proceed straight across mini roundabout into Thorpe le Soken High Street, past Tesco store, turning right into New Town Road. Proceed along the private road, left into St Michael's Road and the property will be found on the right hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* INDIVIDUAL DESIGN * FOUR BEDROOMS * ENSUITE SHOWER TO MASTER BEDROOM *

* 22'7 x 14'10 LOUNGE with INGLENOK FIREPLACE

* 19'3 (max) x 19'1 (max) L SHAPED DINING ROOM * 21'10 KITCHEN BREAKFAST ROOM *

* 15' x 12'1 CONSERVATORY * GROUND FLOOR STUDY * UTILITY ROOM * REFITTED GROUND FLOOR SHOWER ROOM * 9'4 x 7'1 FIRST FLOOR FAMILY BATHROOM *

* OIL FIRED CENTRAL HEATING * DOUBLE GLAZING *

* 4 kwh SOLAR PANEL SYSTEM LINKED TO 9.5 kw BATTERY STORAGE *

* LARGE REAR GARDEN * SUBSTANTIAL FRONTAGE AFFORDING OFF ROAD PARKING FOR SEVERAL VEHICLES *

* 19' x 11'5 INTEGRAL GARAGE * SOLE AGENTS *

ENTRANCE PORCH:

UPVC double glazed entrance door to entrance porch. Further double glazed entrance door to reception hallway.

RECEPTION HALLWAY: 11'5 (3.48m) x 11'4 (3.45m)

Vinyl tiled flooring. Central turning stairflight leading to first floor with open galleried landing over. Radiator. Understairs cupboard. Doors to ground floor accommodation.

LOUNGE: 22'7 (6.88m) x 14'10 (4.52m)

Large red brick inglenook fireplace with tiled hearth. Radiators. Windows to sides and front, double doors to dining room.

DINING ROOM: 19'0 (5.79m) x 19'3 (5.87m)

(narrowing to 11'5, max). Being L shaped with radiators. Vinyl tiled flooring. Door to reception hall. Windows to side and further doors to kitchen and conservatory.

CONSERVATORY: 15'4 (4.67m) x 12'1 (3.68m)

Of brick base construction with tiled flooring. UPVC double glazed aspects to sides and rear. Vaulted ceiling. Double doors giving access to the rear garden.

KITCHEN BREAKFAST ROOM: 21'10 (6.65m) x 7'1 (2.16m)

(plus recess). Fitted with a range of laminated fronted units comprising of laminated rolled edge work surfaces incorporated butcher's block with inset single drainer sink unit with mixer tap over, cupboards, drawers and storage space under, matching eye level cupboards and crockery display cabinets, integrated ceramic hob with oven under and extractor canopy above. Vinyl tiled flooring. Double glazed windows overlooking rear garden. Door to hallway and utility room.

UTILITY ROOM: 8'6 (2.59m) x 5'8 (1.73m)

Fitted with a range of base units with laminated work surfaces and inset single drainer sink unit, eye level cupboards. Radiator. Built in airing cupboard. Vinyl tiled flooring. Double glazed window and door to rear garden.

GROUND FLOOR STUDY: 9'5 (2.87m) x 7'5 (2.26m)

Vinyl tiled flooring. Radiator. Double glazed window to front.

GROUND FLOOR SHOWER ROOM:

Refitted with a white suite comprising of shower quadrant, vanity wash basin with cupboards under enclosed cistern low level WC. Partially tiled walls, tiled flooring. Chromium effect radiator.

GALLERIED LANDING:

Overlooking reception hallway. Radiator. Double glazed window to front. Doors to bedrooms and family bathroom.

BEDROOM ONE: 15'6 (4.72m) x 15'0 (4.57m)

Built in wardrobes to one wall. Radiator. Double glazed windows to front and door to ensuite shower room.

EN SUITE SHOWER ROOM:

Fitted with a white four piece suite comprising shower cubicle, bidet, WC and vanity wash basin with cupboards under. Partially tiled walls. storage units. Double glazed window to side.

BEDROOM TWO: 13'7 (4.14m) x 11'4 (3.45m)

Built in wardrobes. Radiators. Double glazed windows to rear overlooking rear garden.

BEDROOM THREE: 14'10 (4.52m) x 7'9 (2.36m)
(plus 3'3 door recess). Built in cupboard, Radiator. Double glazed window to rear.

BEDROOM FOUR: 11'5 (3.48m) x 7'4 (2.24m)
Fitted storage cupboards. Radiator. Double glazed window to rear.

FAMILY BATHROOM: 9'4 (2.84m) x 7'1 (2.16m)
Fitted with a white suite comprising jacuzzi panelled bath with mixer tap and shower attachment , vanity wash basin, enclosed WC. Partially tiled walls. Fitted storage furniture. Chromium effect radiator. Double glazed window to front.

OUTSIDE:
Hardstanding to front affording off road parking for several vehicles, partially retained by timber fencing, picket fencing and shrubbery. Wall mounted electric charger point. Pedestrian access to rear garden and access to integral garage. Double doors leading into garage (19' x 11'5) with freestanding oil boiler and oil storage container. Water softener. Window to side, service door to rear garden.

REAR GARDEN:
Substantial lawned rear garden, split into two areas by picket fencing. Raised block paved patio area extending down the left hand side of the garden leading to summer house, tool shed. Additional block paved patio adjacent to the rear of the property with automated sun canopy. Large gazebo, located at the foot of the garden ,retained by timber panelled fencing.

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AGENTS NOTES:
Material information for this property.
Tenure is Freehold.
Council Tax Band F.
EPC Rating D.
Services Connected.
Electricity - Yes.
Gas - No.
Water- Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - Yes. A residents' association has been formed to manage and maintain the private road. There are no regular service charges and contributions are sought as and when required.
Non standard properties features to note - 4kw hour capacity solar panel system has been fitted and is owned outright by the current owners. This is linked to a 9.5kw battery storage system. The system also incorporates the facility to create hot water via the immersion heater linked to the system.



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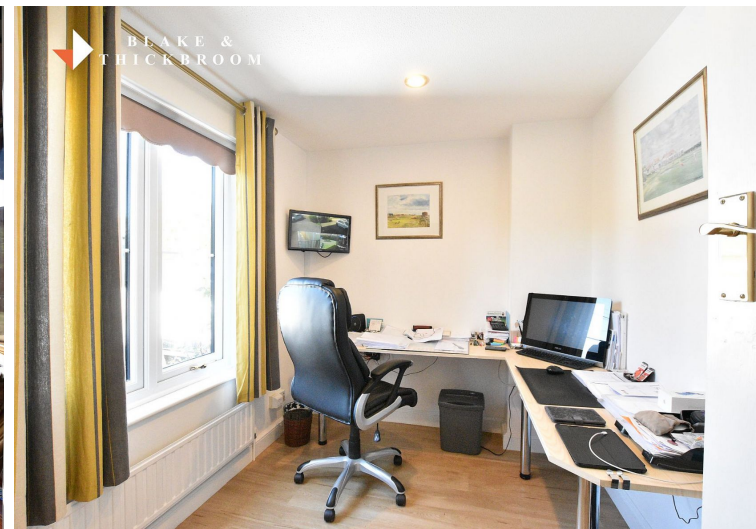
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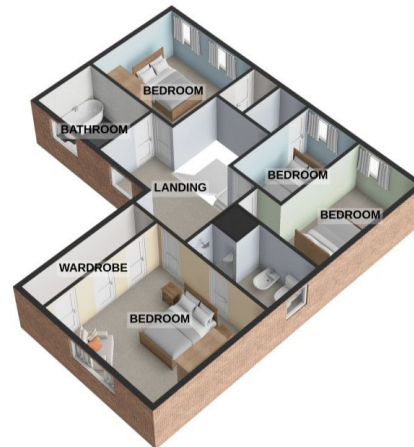
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GROUND FLOOR
155.1 sq.m. (1669 sq.ft.) approx.



1ST FLOOR
88.3 sq.m. (950 sq.ft.) approx.



ST MICHAELS ROAD, THORPE LE SOKEN, ESSEX, CO16 0EN

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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