



BLAKE & THICKBROOM



**PLOT 47 (6) THORPE HALL CRESCENT,
THORPE-LE-SOKEN, ESSEX, CO16 0JD
£565,000 (Asking Price)**

70 Station Road, Clacton on Sea, Essex, CO15 1SP | Tel: 01255 688788 | enquiries@blake-thickbroom.co.uk
<https://www.blake-thickbroom.co.uk>

DESCRIPTION:

Plot 47, The Kensington (1,280 sq ft). Burfoot Homes are excited to release their new development "Thorpe Hall Gardens", an exclusive development of nineteen spaciously designed bungalows boasting high specifications both inside and out. Following the success of the neighbouring well regarded Lady Nelson Gardens, these homes are crafted to the highest quality. Each bungalow is situated on a generous plot, offering substantial driveways, large garages and extensive gardens, setting them apart from the typical new build developments. Thorpe Hall Gardens is set to become one of Tendring's most desirable new neighbourhoods offering a collection of three bedroom detached bungalows nestled within the rolling countryside and just a short drive from the sandy beaches of Frinton on Sea. This exciting new community is expertly designed for contemporary living, providing the perfect blend of modern comfort and historical charm.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the A133 London Road. Upon reaching the first roundabout, take the second exit on left onto the second part of 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 right at the war memorial into Frinton Road, proceed along Frinton Road for approximately half a mile taking the turning on the right into the entrance of the Lifehouse Spa & Hotel and then immediately right into Thorpe Hall Gardens.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

* THREE BEDROOMS * ENSUITE SHOWER ROOM *

* LUXURY BATHROOM * 19' x 13'3 LIVING ROOM *

* 19'3 x 11'7 LUXURY FITTED KITCHEN / DINING ROOM with NUMEROUS INTEGRATED APPLIANCES & A CHOICE OF QUARTZ WORK SURFACES *

* UNDERFLOOR GAS HEATING with ZONAL THERMOSTATIC CONTROL *

* DOUBLE GLAZED THROUGHOUT *

* FLOOR COVERINGS AND CARPETS INCLUDED *

* 22'9 x 9'6 DETACHED GARAGE * BLOCK PAVED DRIVEWAY *

* LAWNED FRONT AND REAR GARDENS *

* TEN YEAR NHBC WARRANTY * ANTICIPATED COMPLETION DECEMBER 2025 *

* EXTERNAL AND INTERNAL CGIs ARE FOR GUIDELINE PURPOSES ONLY *

* TOTAL INTERNAL FLOOR SPACE - 119 sq. mt. (1,280 sq. ft.) *

MASTER BEDROOM: 13'1 (3.99m) x 12'5 (3.78m)

EN SUITE SHOWER ROOM: 8'7 (2.62m) x 5'0 (1.52m)

BEDROOM TWO: 11'7 (3.53m) x 11'0 (3.35m)

BEDROOM THREE: 12'6 (3.81m) x 10'4 (3.15m)

BATHROOM: 7'8 (2.34m) x 6'0 (1.83m)

LIVING ROOM: 19'0 (5.79m) x 13'3 (4.04m)

KITCHEN DINING: 19'3 (5.87m) x 11'7 (3.53m)

UTILITY ROOM: 7'8 (2.34m) x 5'6 (1.68m)

SINGLE ATTACHED GARAGE: 23'2 (7.06m) x 10'3 (3.12m)

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AGENTS NOTES:

Material information for this property

Tenure is Freehold. Council Tax Band TBA. EPC Rating TBA.

Services connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to website Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. The development road and communal areas will be maintained by a management company and the annual charge will be approximately £280.

Non standard property features to note- None.



