



BLAKE & THICKBROOM



**PLOT 4, THE OAKS, TENDRING ROAD,
THORPE-LE-SOKEN, ESSEX, CO16 0AA
£670,000 (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:

Situated in this peaceful country lane in this semi rural location with farmland views to rear aspect is this stunning brand new three bedroom detached bungalow forming part of a small development of three other brand new homes on the outskirts of the sought after village of Thorpe le Soken. The bungalow has been constructed to a high specification throughout with luxuriously appointed kitchen, ensuite and bathroom and offers an energy efficiency predicted EPC Grade A+ with an integrated solar panel system to assist the hot water and high specification acoustic sound deadening insulation throughout. The bungalow occupies a substantial plot in this rural location and will be sold with a ten year insurance back warranty giving peace of mind to any prospective purchaser looking for their dream retirement home. As the vendor's chosen sole agent, an early viewing of this stunning new home is essential to avoid disappointment.

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.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * THREE BEDROOMS * ENSUITE SHOWER AND 8'1 x 6'5 DRESSING ROOM TO MASTER BEDROOM *
- * 34'3 x 13'9 max LUXURY FITTED KITCHEN DINER / LIVING ROOM WITH FRENCH STYLE DOORS TO GARDEN *
- * KITCHEN AREA FITTED WITH NUMEROUS INTEGRATED APPLIANCES AND QUARTZ WORK TOPS * 14'5 UTILITY ROOM *
- * USSO STONE FITTINGS TO BOTH ENSUITE AND BATHROOM L *
- * UNDERFLOOR GAS HEATING * TEN YEAR INSURANCE BACK WARRANTY *
- * FULLY DOUBLE GLAZED * 4.25kw INTEGRATED SOLAR PANEL SYSTEM TO ASSIST WITH HOT WATER *
- * CARPET AND FLOOR COVERINGS INCLUDED *
- * ALL GARDENS LANDSCAPED AND LAWNED *
- * 23' GARAGE * EV CHARGING POINT * FARMLAND VIEWS TO REAR ASPECT * SMALL DEVELOPMENT OF ONLY FOUR DWELLINGS *

BEDROOM ONE: 12'2 (3.71m) x 10'11 (3.33m)
(into bay recess).

ENSUITE SHOWER ROOM: 8'1 (2.46m) x 5'3 (1.60m)

DRESSING ROOM: 8'1 (2.46m) x 6'5 (1.96m)

BEDROOM TWO: 13'6 (4.11m) x 9'11 (3.02m)

BEDROOM THREE: 11'0 (3.35m) x 8'8 (2.64m)

BATHROOM: 13'9 (4.19m) x 7'4 (2.24m)

RECEPTION HALLWAY:

UTILITY ROOM: 14'5 (4.39m) x 5'7 (1.70m)

KITCHEN / LIVING / DINER: 34'3 (10.44m) x 13'9 (4.19m)

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AGENTS NOTES:

Material information for this property.
Tenure is Freehold.
Council Tax Band .
EPC Rating A.
Services Connected.
Electricity - Yes.
Gas - Yes.
Water- Yes.
Sewerage type - Treatment Plant
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 - No.
Non standard properties features to note - None.







Ground floor plan 1:50