





EXTENDED WITH NO ONWARD CHAIN.

Beautifully presented extended detached bungalow situated on a substantial plot in this quiet private road on the outskirts of the sought after village of Thorpe le Soken. The bungalow offers substantial living space suitable for both a growing family or a retiring couple. An early viewing is highly recommended 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. Turn left at the war memorial into Thorpe le Soken, bear right at the next mini roundabout into Landermere Road. Proceed a short distance along Landermere Road and New Thorpe Avenue will be found as a turning on the left, proceed to the end of New Thorpe Avenue and the bungalow will be found on the right hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* FOUR BEDROOMS \* ENSUITE SHOWER ROOM \*

\* SPACIOUS MODERN BATHROOM SUITE with SEPARATE SHOWER CUBICLE \*

\* 15'5 LOUNGE \*

\* 24'8 x 15'5 EXTENDED LUXURY FITTED KITCHEN DINER with NUMEROUS BUILT IN APPLIANCES \*

\* GAS HEATING VIA RADIATORS \* REPLACEMENT DOUBLE GLAZING \*

\* APPROXIMATELY A QUARTER OF AN ACRE PLOT \*

\* IN AND OUT DRIVEWAY \* 23'8 x 12'2 DETACHED GARAGE / WORKSHOP \*

\* NO ONWARD CHAIN \* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Double glazed entrance door to entrance hall. Radiator. Loft access housing combi gas boiler. Entrance hall leads through to inner hallway / utility area with laminated work surfaces with cupboards under, further built in storage cupboard.

**BEDROOM ONE:** 18'0 (5.49m) x 9'10 (3.00m)

Radiators. Windows to side and rear, door to:

**ENSUITE SHOWER ROOM:**

Fitted with shower cubicle, pedestal wash basin, low level WC. Fully tiled walls, tiled flooring. Downlighters. Window to side.

**BEDROOM TWO:** 13'6 (4.11m) x 12'0 (3.66m)

Radiator. Built in wardrobes with white fronted doors and matching bedside cabinets. Bay window to front.

**BEDROOM THREE: 12'1 (3.68m) x 8'1 (2.46m)**

Radiator. Built in wardrobes with white laminated fronted doors. Window to side.

**BEDROOM FOUR: 10'1 (3.07m) x 10'0 (3.05m)**

Radiator. Built in wardrobe. Window to side.

**BATHROOM:**

Modern white suite comprising panelled bath, double width shower cubicle, hand wash basin, enclosed low level WC. Radiator. Fully tiled walls. Downlighters. Window to side.

**LOUNGE:** 15'5 (4.70m) x 13'7 (4.14m)

Ornamental beam mantle with fitted real flame gas fire, tiled hearth. Bay window to front.

**KITCHEN DINER: 24'8 (7.52m) x 15'5 (4.70m)**

Luxuriously appointed with a range of high gloss finish cream coloured laminated fronted units comprising of laminated rolled edge work surfaces with inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards, inset four ring gas hob with extractor hood above, further built in double oven with cupboard storage above and below, full height integrated fridge/freezer, integrated washing machine, dishwasher, built in carousel unit. Downlighters. Windows to side and rear, double glazed door to outside.

**OUTSIDE:**

As previously mentioned, the bungalow occupies a substantial plot of approximately a quarter of an acre, in and out gravel driveway, lawned front garden with mature hedgerow, driveway leading to detached garage (23'8 x 12'2) with power and light connected, electric up and over door. Side gate access to:

**REAR GARDEN:**

Lawned rear garden, side paved patio area, further decked patio, raised flower and shrub borders, storage shed and greenhouse to remain, further stoned pathway to secondary patio area, mature shrubs, trees, enclosed by panelled fencing. Outside lighting, outside power points, outside tap.

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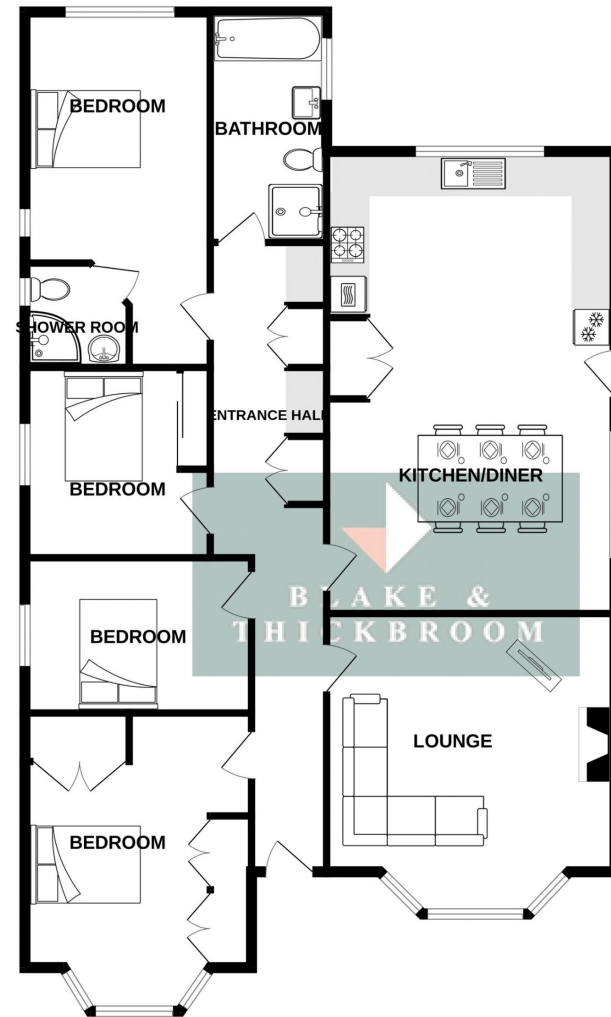








GROUND FLOOR



NEW THORPE AVENUE, THORPE-LE-SOKEN, ESSEX, CO16 0LR

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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