



- Semi Rural Position
- Good Travel Access
- New Build Home
- Versatile Accommodation
- Individual & Unique Build
- Garage & Ample Parking
- Country Style Fitments
- Beautiful Specification

### 4a Frinton Road, Thorpe-le-Soken, Clacton-on-Sea, Essex. CO16 0HS.

Nestled on the edge of Thorpe Le Soken are this two impressive individually designed homes offering incredible attention to detail and high specification throughout whilst keeping traditional build and classic finishing touches. Plot Two of over 1800sqft offers versatile accommodation over two floors and is beautifully crafted throughout to include unique features including modern and contemporary specification ending in a wonderful fusion of charm and convenience. On the doorstep are countryside walks and the hub of the village is within easy reach for everyday needs including pubs, shops and amenities.



# Property Details.

## Ground Floor

### Entrance Hall

LVT flooring, stairs to first floor with storage cupboard, mezzanine floor above and doors to:

### Kitchen/Dining Room



20' 0" x 13' 9" (6.10m x 4.19m) LVT flooring, window to front, open to sitting room, door to utility room, a contemporary range of fitted units and drawers with solid wood worktops over, inset butler sink, range cooker with extractor over, integrated dishwasher, island with breakfast bar area and cupboards under.

### Utility/Boot Room



9' 10" x 9' 2" (3.00m x 2.79m) Window to front, glazed door to garden, LVT flooring, contemporary shaker units with solid wood worktops over, inset butler sink, integrated fridge/freezer, washing machine, tumble dryer.

### Sitting Room



15' 5" x 13' 9" (4.70m x 4.19m) Bi-Fold door to rear, windows to either side, LVT flooring.

### Study/Home Office

12' 2" x 8' 0" (3.71m x 2.44m) Windows to front and side, LVT flooring.

### Cloakroom

Obscure window to side, close coupled WC, wall hung wash basin, LVT flooring.

# Property Details.

## Bedroom



12' 2" x 12' 2" (3.71m x 3.71m) French doors to rear, window to side, LVT flooring, door to en-suite.

## En-Suite



Obscure window to side, Walk in shower, close coupled WC, vanity wash hand basin, heated towel rail.

## First Floor

### Mezzanine Landing



With two Velux windows to front and two Velux windows to rear, overlooking entrance hall.

### Hallway

With airing cupboard, and doors to:

### Bedroom

13' 9" x 13' 3" (4.19m x 4.04m) Glazed door with Juliette balcony over looking garden, Velux window, radiator, door to en-suite.

### En-Suite

Velux window, shower cubicle, vanity wash hand basin, close coupled WC, heated towel rail.

### Bedroom

13' 9" x 10' 2" (4.19m x 3.10m) Window to front, radiator, door to en-suite.

### En-Suite

Panel bath with shower attachment, vanity wash hand basin, close coupled WC, heated towel rail, Velux window.

## Outside

### Rear Garden

Commencing with patio area, raised beds, remainder laid to lawn and enclosed by fencing with gated side access.

### Garage And Parking

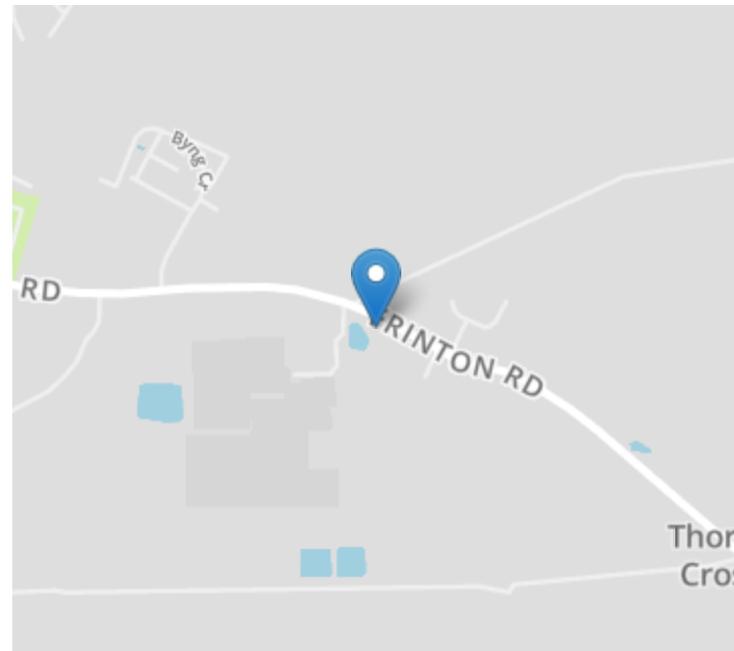
18' 8" x 12' 8" (5.69m x 3.86m) With power and light connected, personal door to side, ample off road parking with space for boat/motor home/caravan.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.