



Abbey Crescent, THORPE-LE-SOKEN. CO16 0LH

- Popular Village Location
- Extended Detached Bungalow
- Two Double Bedrooms
- Modern Kitchen With Integrated Appliances
- Driveway & Garage
- South Facing Rear Garden
- Quiet Village Location
- Close To Local Amenities Including High Street & Bus Links



PROPERTY DESCRIPTION

Nestled on a private road in the very popular Semi Rural Village of THORPE-LE-SOKEN, My Moving Places have the pleasure in offering For Sale this EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW. The location of this bungalow is ideal for anyone wanting to be in a quiet location without being too far from shops and amenities. The current owners have refurbished and extended this home creating a very well proportioned and presented property.

Internally you walk into a Good Sized Entrance Hall that firstly gives way to Two Double Bedrooms both with Bay Windows. The Shower Room is Modern and Bright and boasts a Large Walk In Shower Cubicle with Rainfall Head. The Lounge is Open-Plan to the Rear Extension which is set as a Dining Space and leads into the Kitchen with Vaulted Ceiling and Double French doors making the space ideal for hosting. The Kitchen itself has Integrated Appliances including a Double Bosch Oven and Neff Induction Hob. Externally the South Facing Rear Garden has an attractive Flagstone Patio and a Raised Decked area with Pergola whilst to the Front a Good Sized Front Garden with Driveway and Garage. In our opinion an early viewing will be essential to fully appreciate the wonderful location of this beautifully presented and well proportioned home.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Composite entrance door, cupboard housing hot water tank, access to loft via loft ladder, bordered loft with lights, laminate flooring, radiator.

MASTER BEDROOM

12' 5" x 11' 11" (3.78m x 3.63m) Double glazed bay window to front, fitted carpet, radiator.

BEDROOM

12' x 11' 10" (3.66m x 3.61m) Double glazed bay window to front, fitted wardrobes and over head storage cupboards, fitted carpet, radiator.

SHOWER ROOM

Suite comprising low level WC, pedestal wash hand basin, large shower cubicle with rainfall shower head. Obscure double glazed window to side aspect, part tiled walls, tiled flooring.

LOUNGE

17' 0" x 11' 9" (5.18m x 3.58m) Double glazed window to side aspect, feature wood burner inset brick fireplace with wood mantle, fitted carpet, two radiators, open plan to:

DINING AREA

15' 3" x 10' 1" (4.65m x 3.07m) Double glazed French doors to rear aspect, double glazed windows to side aspect, fitted carpet, two vertical radiators, open plan to:

KITCHEN

21' 8" x 10' 4" (6.60m x 3.15m) Range of matching high gloss eye level and base units, square edge work surface, inset one and half black sink and drainer unit with mixer tap. Integrated double Bosch oven, Neff induction hob with extractor over. Integrated 60/40 fridge/freezer, washing machine and dishwasher. Space for tumble dryer, cupboard housing wall mounted boiler. Double glazed French doors to rear garden, double glazed window to side aspect, vaulted ceiling with two Velux windows, laminate flooring, vertical radiator.

EXTERIOR

GARDEN

To the Front: Good size block paved driveway providing off road parking, raised flower bed established plants, flower and shrub borders, side access to rear.

To the Rear: Feature Flagstone patio, remainder laid to lawn, raised pergola on decking area. Mature and well stocked flower, shrub and tree borders. Security lighting, outside tap, shed, access to front via side, remote control awning. Courtesy door to garage.

GARAGE

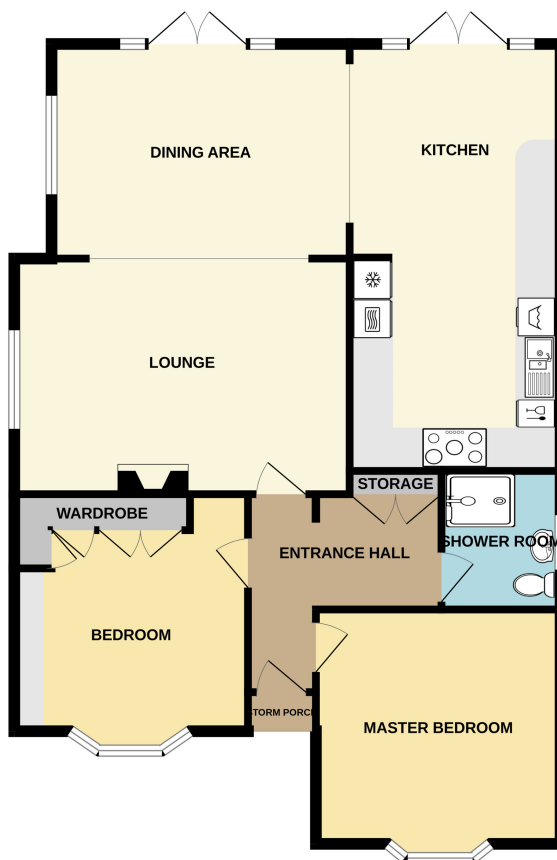
Double doors, courtesy door to rear, power and light connected.



FLOORPLAN & EPC



ACCOMMODATION



ABBEY CRESCENT

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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