



The Gate House, High Street, Thorpe-le-Soken, Essex. CO16 0EA

- Detached Two Bedroom Bungalow
- Approximately 4 Years Left on NHBC
- High Vaulted Ceilings
- Private Gated Community
- Low Maintenance Garden
- Turnkey Condition
- Parking Located At Rear
- Village Location
- Gas Central Heating & Triple Glazed Throughout
- Council Tax Band B



PROPERTY DESCRIPTION

Hidden within the heart of THORPE-LE-SOKEN, set back in a Private Gated Community of just Eight Dwellings we have the pleasure in offering For Sale this TWO BEDROOM DETACHED BUNGALOW. This is no ordinary home, with Feature Arched Windows, Vaulted Ceilings and Many More Attractive Features. On arrival you enter through Electric Gates and into the Communal Carpark with Allocated Parking and Manicured Lawns set around the properties. Stepping inside, the Entrance Hall has a Large Storage Cupboard giving plenty of space to leave shoes and coats. Through to the Lounge with High Vaulted Ceilings, Arched windows and French Doors look out to the South Facing partially Walled Garden giving the room a Bright and Welcoming Feel. Partially divided, the Dining Space leads through to the Kitchen which boasts Quartz Worktops and a New Rangemaster Cooker that the current owners have advised us are leaving. From the Inner Hall are Two Bedrooms both of which boast this bungalows signature Arched Windows and a Bathroom with Light Tunnel. The Garden has been set with an Artificial Lawn with Well Stocked Borders, Hot Tub (also to remain) and Paved Patio ideal for Hosting. In our opinion a viewing is essential to fully appreciate the uniqueness of both this turnkey home and its wonderful location.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Composite entrance door with triple glazed arch above, storage cupboard housing wall mounted boiler. Door to Lounge.

LOUNGE

16' 9" x 13' 11" (5.11m x 4.24m) Three triple glazed arched windows to front and side aspects, triple glazed French doors to garden with arched window above, wood flooring, radiator, open plan to Dining Space and Kitchen.

KITCHEN/DINER

13' 11" x 7' 6" (4.24m x 2.29m) Modern high gloss range of matching eye level, base and draw units, square edge Quartz worktop, undermounted sink with brass mixer tap. Integrated 50/50 fridge freezer and slimline Dishwasher. Feature red Rangemaster with double electric oven and gas hobs with matching extractor over. Space and plumbing for washing machine. Triple glazed arched window to garden, wood floor, tiled splashback, radiator.

INNER HALL

Doors to bedrooms and bathroom.

BEDROOM ONE

10' 2" plus door recess x 10' 3" (3.10m x 3.12m) Three triple glazed arched windows to front and side aspects, fitted carpet, radiator.

BEDROOM TWO

10' 3" x 7' 8" (3.12m x 2.34m) Triple glazed arched window to side aspect, wood flooring, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin with draw storage and panelled bath with central mixer tap, mains shower and folding glass screen. Light tunnel in ceiling, extractor fan, wood flooring, part tiled walls, heated towel rail.

EXTERIOR

GARDEN

Commencing with attractive block paved patio with raised decking for the hot tub. Newly laid high quality artificial lawn with well stocked border. Outside lighting to the whole perimeter, outside tap and power sockets. Access to front via side gate.

COMMUNAL AREAS

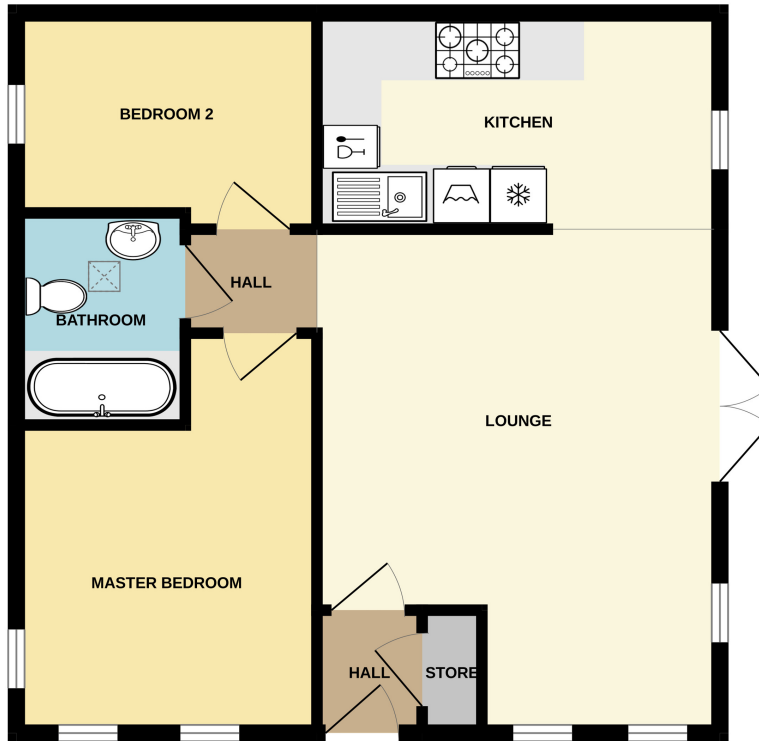
To the rear of the property is allocated parking of one vehicle. This carpark is exclusively for the residences with communal lawned areas all nestled within the gates. Please note there is an estate charge of approximately £300 a year for the on going maintenance of the communal grounds and electric gates. This is currently managed by the residents and upon completion the purchaser will be appointed as director.



FLOORPLAN & EPC



ACCOMMODATION



THE GATEHOUSE

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 | | 96 |
| (81-91) | B | | |
| (69-80) | C | 81 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Frinton-On-Sea
 148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG
 01255 852929
 sales@mymovingplaces.com