

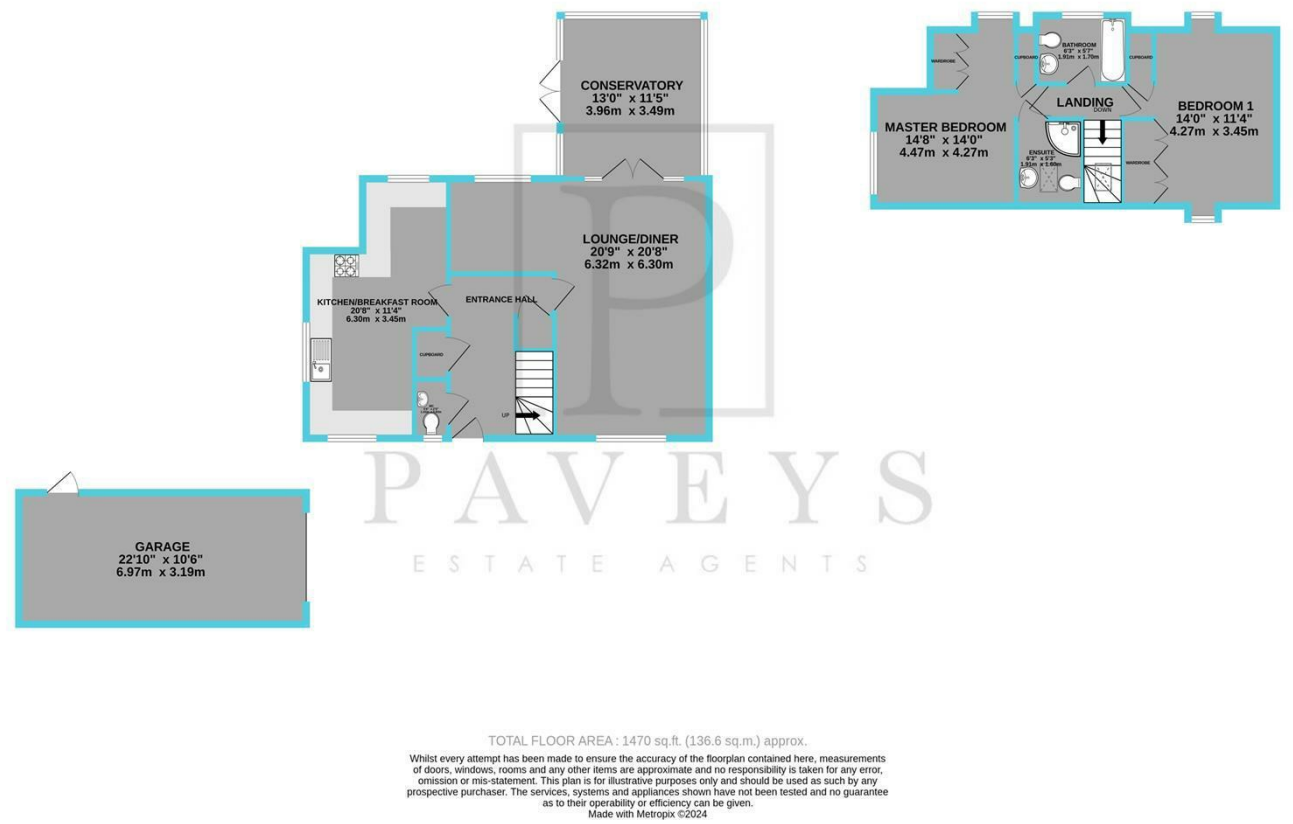
5, Percival Road
Kirby-Le-Soken, CO13 0DL
Price £440,000 Freehold

Paveys Estate Agents are delighted to offer for sale this ATTRACTIVE TWO BEDROOM DETACHED CHALET with LARGE SECLUDED SOUTH FACING REAR GARDEN located in the village of Kirby-le-Soken. The property is tucked away in a peaceful cul-de-sac and is situated within a short walk of the stunning Walton Backwaters, the village store & post office and Kirby's two popular public houses. Internally the property benefits from a kitchen breakfast room, lounge diner with double doors to the conservatory, two first floor double bedrooms with high end fitted wardrobes, en-suite shower room and bathroom. The beautiful established rear garden is surrounded by open countryside and has a large patio which extends to the side of the property creating a secluded seating area. There is also a double glazed outside office and garage with utility area and ample off road parking to the front. Call Paveys to arrange your appointment to view.



GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

ENTRANCE HALL

Composite entrance door to front aspect, Karndean flooring, underfloor heating, stair flight to First Floor, under stairs storage cupboard, built in airing cupboard housing cylinder and immersion heater.

CLOAKROOM

White suite comprising low level WC and pedestal wash hand basin. Double glazed window to front, tiled flooring, underfloor heating, tiled splash back.

KITCHEN BREAKFAST ROOM 20'8" x 11'4" (6.30m x 3.45m)

High gloss over and under counter units, work tops, breakfast bar, inset stainless steel sink and drainer with mixer tap. Integrated electric double oven, gas hob with splash back and cooker hood over, integrated washing machine, dishwasher and fridge freezer, cupboard housing wall mounted boiler (not tested by agent). Double glazed windows to rear and side aspects with views over the pretty garden, polish tile flooring with underfloor heating, smooth ceiling, spotlights, tiled splash backs.

LOUNGE DINER 20'9" x 20'8" (6.32m x 6.30m)

Double glazed windows to front and rear aspects, double glazed double doors to Conservatory, Karndean flooring, underfloor heating, TV point.

CONSERVATORY 13' x 11'5" (3.96m x 3.48m)

Part brick construction, double glazed French doors to rear garden, double glazed windows to rear and side aspects, vaulted glass ceiling, vinyl flooring,

FIRST FLOOR

FIRST FLOOR LANDING

MASTER BEDROOM 14'8" x 14' (4.47m x 4.27m)

Feature double glazed picture window to side with stunning countryside views, double glazed window to rear, fitted carpet, smooth vaulted ceiling, built in Hammonds wardrobes, built in cupboard, TV point, door to En-Suite Shower Room, radiator.

EN SUITE SHOWER ROOM

Modern white suite comprising low level WC, pedestal wash hand basin and shower cubicle. Double glazed Velux window to front, tiled flooring, tiled walls, smooth ceiling, spot lights, extractor fan, chrome heated towel rail.

BEDROOM TWO 14' x 11'4" (4.27m x 3.45m)

Double glazed window to front, double glazed window to rear overlooking the garden, fitted carpet, smooth sloping ceiling, Hammonds fitted wardrobes, built in cupboard, TV point, radiator.

FAMILY BATHROOM 6'3" x 5'7" (1.91m x 1.70m)

Modern white suite comprising low level WC, pedestal wash hand bath and bath with mixer tap and shower attachment over. Double glazed window to rear, tiled flooring, fully tiled walls, smooth ceiling, spot lights, extractor fan, chrome heated towel rail.

OUTSIDE FRONT

Gravelled frontage with off road parking for numerous vehicles, retaining fencing and hedgerows, gated access to rear, double gates leading to rear garden.

OUTSIDE REAR

A large secluded south facing garden measuring approx 80ft. Lawn area bordered by established shrubs and plants, large patio area, feature wildlife pond, exterior power socket, outside tap, timber shed, gated access to front.

HOME OFFICE 9'5" x 7'2" (2.87m x 2.18m)

Timber construction, double glazed window to side, power and light connected (not tested by agent).

GARAGE/UTILITY 22'0" x 10'6" (6.71m x 3.20m)

Up and over door, power and light connected (not tested by Agent), double glazed window to rear, double glazed courtesy door to side, loft storage area. Sink unit with stainless steel sink top and cupboard below, space and plumbing for washing machine.

IMPORTANT INFORMATION

Council Tax Band: D
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.