

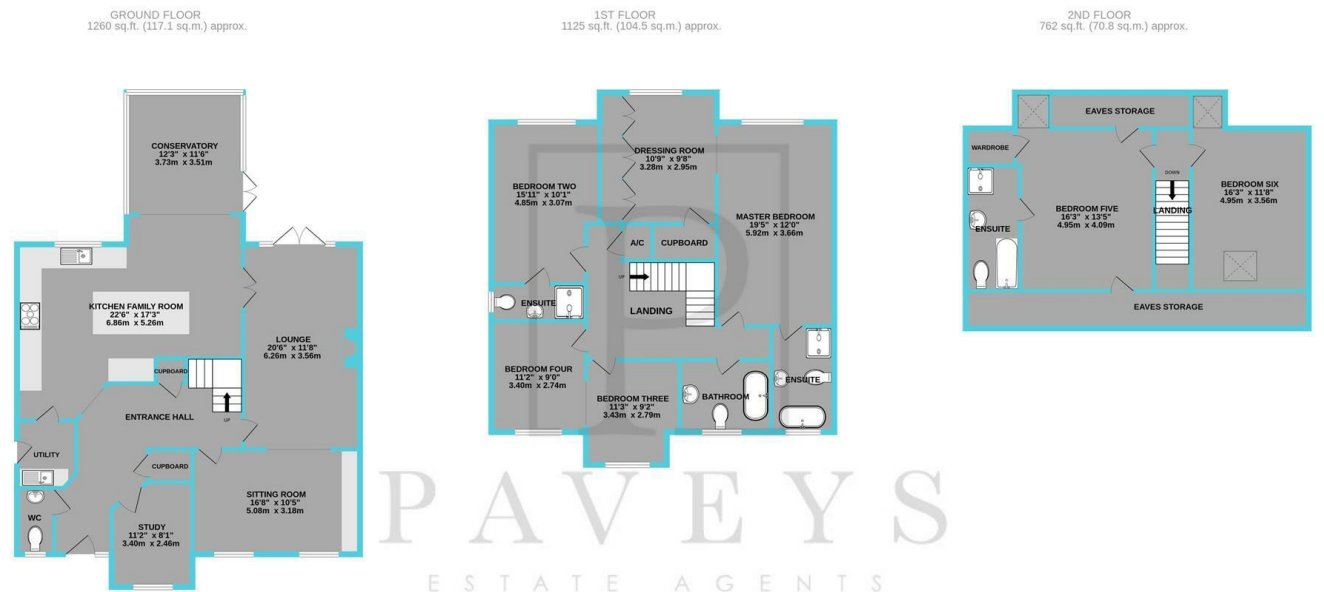


27, Walton Road
Kirby-Le-Soken, CO13 0DU

Price £850,000 Freehold



Nestled in the heart of the village of Kirby-le-Soken is this MODERN DETACHED FAMILY HOME set in BEAUTIFUL LANDSCAPED GARDENS. This gorgeous property offers an impressive 3147 sq ft of accommodation arranged over three floors with a large kitchen family room, three reception rooms, conservatory, galleried landing, large master bedroom suite with dressing room and en-suite shower room, a further five bedrooms, two further en-suite shower rooms and bathroom. The beautiful rear garden has a large patio area and summer house. The front garden is gravelled with off road parking for numerous vehicles and a detached double garage. Kirby-le-Soken is a small village positioned on the outskirts of Frinton-on-Sea with a village store/post office, two popular pubs, church and rural walks rural walks to the Walton Backwaters. An internal viewing is advised in order to appreciate this property and its location. Call Paveys to arrange your appointment to view.



PAVEYS
ESTATE AGENTS

TOTAL FLOOR AREA : 3147 sq.ft. (292.3 sq.m.) approx.
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 plus) A	
(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	
(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 and double glazed window to front aspect, tiled flooring, under floor heating, smooth ceiling, stair flight to First Floor, under stairs storage cupboard, built in cupboard, door to Cloakroom, door to Study.

CLOAKROOM

Modern white comprising low level WC and vanity wash hand basin. Double glazed window to front, tiled flooring, under floor heating, smooth and coved ceiling, spot lights, fully tiled walls.

STUDY 11'2 x 8'1 (3.40m x 2.46m)

Double glazed window to front, tiled flooring, under floor heating, smooth ceiling, TV point, radiator.

KITCHEN BREAKFAST ROOM 22'6 x 17'3 (6.86m x 5.26m)

Extensive range of over and under counter units, Granite work tops and upstands, inset sink and drainer with mixer tap over. Built in eye level double oven, electric induction hob with extractor hood over, built in dishwasher, space for American style fridge freezer. Central island unit with granite work top, storage cupboards, built in fridge freezer and wine rack. Double glazed window to rear overlooking the garden, tiled flooring, under floor heating, plinth lighting, smooth and coved ceiling, spotlights, TV point, door to Utility Room, open access to Conservatory.

UTILITY ROOM

Fitted base and eye level units, work tops. Double glazed door to garden, space and plumbing for washing machine, wall mounted boiler (not tested by agent), tiled flooring, smooth and coved ceiling, spot lights.

CONSERVATORY 12'3 x 11'6 (3.73m x 3.51m)

Double glazed double doors to garden, double glazed windows to rear and side aspects with views over the garden, tiled flooring, under floor heating, pitched roof.

LOUNGE 19'5 x 12' (5.92m x 3.66m)

Double glazed double doors and two full height panel windows to rear garden, fitted carpet, under floor heating, smooth and coved ceiling, fireplace with surround and hearth with electric fire inset, TV point, telephone point, open access to Sitting Room.

SITTING ROOM/DINING ROOM 16'8 x 10'5 (5.08m x 3.18m)

Two double glazed windows to front, fitted carpet, under floor heating, smooth and coved ceiling, fitted bookcase and storage cupboards.

FIRST FLOOR

GALLERIED LANDING

Fitted carpet, smooth and coved ceiling, spot lights, stair flight to Second Floor, built in airing cupboard, radiator.

MASTER BEDROOM 19'5 x 12' (5.92m x 3.66m)

Double glazed window to rear with views over the garden, fitted carpet, smooth and coved ceiling, spot lights, TV point, telephone point, door to En Suite Shower Room, radiator.

EN SUITE TO MASTER BEDROOM

Modern white suite comprising low level WC, vanity wash hand basin, double shower cubicle with mains shower and feature roll top bath with mixer tap and shower attachment over. Double glazed window to front, fitted shutters, wood flooring, smooth and coved ceiling, spot lights, heated towel rail.

WALK IN DRESSING ROOM 10'9 x 9'8 (3.28m x 2.95m)

Double glazed window to rear, range of modern fitted wardrobes, fitted carpet, smooth and coved ceiling, radiator.

BEDROOM TWO 15'11 x 10'1 (4.85m x 3.07m)

Double glazed window to rear, fitted carpet, smooth and coved ceiling, TV point, telephone point, door to En Suite Shower Room, radiator.

EN SUITE TO BEDROOM TWO

Modern white suite comprising low level WC, pedestal wash hand basin and tiled double shower cubicle with mains shower. Double glazed window to side, wood flooring smooth and coved ceiling, spot lights, extractor fan, heated towel rail.

BEDROOM THREE 11'3 x 9'2 (3.43m x 2.79m)

Double glazed window to front, fitted carpet, smooth and coved ceiling, radiator.

BEDROOM FOUR 11'2 x 9' (3.40m x 2.74m)

Double glazed window to front, fitted shutters, fitted carpet, smooth and coved ceiling, TV point, radiator.

BATHROOM

Modern white suite comprising low level WC, feature vanity unit with counter top sink and mixer tap, roll top bath with with mixer tap and shower attachment over. Double glazed window to front, fitted shutters, wood flooring, smooth and coved ceiling, spot lights, extractor fan, heated towel rail.

SECOND FLOOR

SECOND FLOOR LANDING

Double glazed Velux window, fitted carpet.

BEDROOM FIVE 16'3 x 13'5 (4.95m x 4.09m)

Double glazed windows to front and rear aspects, fitted carpet, smooth and coved ceiling, built in wardrobe, eaves storage, TV point, telephone point, door to En Suite, radiator.

EN SUITE TO BEDROOM FIVE

White suite comprising low level WC, pedestal wash hand basin, double shower cubicle with mains shower and bath with mixer tap and shower attachment over. Tiled flooring, tiled splash backs, smooth ceiling, spot lights, shaver point, extractor fan, heated towel rail.

BEDROOM SIX 16'3 x 11'8 (4.95m x 3.56m)

Double glazed Velux window to front, two double glazed Velux windows to rear, fitted carpet, smooth vaulted ceiling, TV point, telephone point, loft access, radiator.

OUTSIDE FRONT

Large gated and gravelled driveway providing ample off road parking, enclosed by mature planting and panel fencing, access to detached garage, raised flower and shrub bed, gated side access to rear.

OUTSIDE REAR

A beautifully landscaped, private rear garden commencing with a large patio area, the remainder is laid to lawn with well stocked flower and shrub borders and beds, dwarf brick wall planters, mature tree, panel fencing, outside tap, outside power point, timber shed, gated access to front.

TIMBER SUMMER HOUSE

Large timber summer house with power and light connected (not tested by agent).

DETACHED DOUBLE GARAGE

Brick construction with pitched and tiled roof, two electric up and over doors, power and light connected (not tested by Agent), double glazed Velux window, courtesy door to side.

AGENTS NOTE

The vendor has advised that there are no feed-in tariff solar panels for both electric and hot water and these are owned outright.

IMPORTANT INFORMATION

Council Tax Band: G

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

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