

21, Dugmore Avenue
Kirby-Le-Soken, CO13 0ED

Offers in the region of £315,000 Freehold

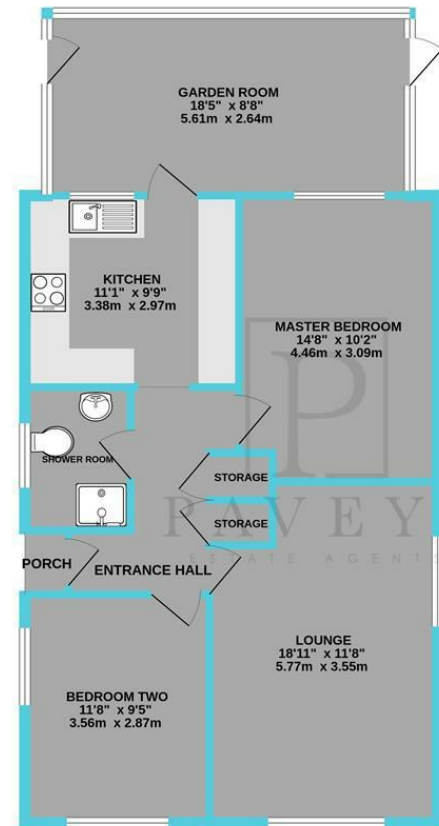


PAVEYS
ESTATE AGENTS

New to the market is this immaculate & beautifully presented DETACHED BUNGALOW positioned in a quiet no through road the semi rural village of Kirby-le-Soken. This beautiful property is in excellent order both inside and out and benefits from a lounge, gorgeous garden room, two generous double bedrooms, fully fitted kitchen, modern shower room and LVT flooring. The rear garden is very private and has an artificial lawn for low maintenance, access to the garage and workshop, large summer house with power and light, feature pond and timber shed. The front garden is laid to lawn with a generous driveway to the front of the garage. Kirby-le-Soken is a quiet semi rural village positioned on the outskirts of the coastal town of Frinton-on-Sea. The Village has two popular public houses, a village store/post office and recreation ground which is home to several local clubs including tennis, bowls, cricket and youth football. The Village is also enjoys beautiful rural walks and boating on the stunning Walton Backwaters. An internal viewing is highly likely in order to appreciate this property and its location. Call Paveys to arrange an appointment to view.



GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 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 is given as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
80	61		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

PORCH

Tiled step, composite entrance door and double glazed side panel to Entrance Hall, exterior lighting.

ENTRANCE HALL

LVT flooring, coved ceiling, two built in storage cupboards, upright radiator.

LOUNGE 18'11" x 11'8" (5.77m x 3.56m)

Double glazed window to front and side aspects, LVT flooring, smooth and coved ceiling, spot lights, TV point, radiators.

KITCHEN 11'1" x 9'9" (3.38m x 2.97m)

Attractive kitchen with over and under counter units, work tops, inset ceramic sink and drainer with mixer tap. Integrated Bosch double oven, Bosch gas hob with extractor over, integrated Bosch dishwasher, American style fridge freezer (available under separate negotiation), cupboard housing wall mounted Baxi combi boiler (not tested by Agent). Double glazed window and door to rear leading to Garden Room, LVT flooring, smooth and coved ceiling, tiled splash backs, plinth lighting.

GARDEN ROOM 18'5" x 8'8" (5.61m x 2.64m)

Double glazed windows to rear and side aspects, two double glazed doors to either side, wall lights, laminate flooring, under floor heating.

MASTER BEDROOM 14'8" x 10'2" (4.47m x 3.10m)

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

BEDROOM TWO 11'8" x 9'5" (3.56m x 2.87m)

Double glazed windows to front and side aspects, fitted carpet, smooth and coved ceiling, radiator.

SHOWER ROOM

Modern white suite comprising low level WC, pedestal wash hand basin and enclosed shower. Double glazed window to side, LVT flooring, fully tiled walls, smooth ceiling, spot lights, towel rail.

OUTSIDE FRONT

Lawn area with block paved driveway for ample off road parking, exterior lighting, gated access to rear.

OUTSIDE REAR

A beautifully established and an overlooked garden with artificial lawn for low maintenance, paved patio areas, feature pond, well stocked shingled flower and shrub borders and beds, access to summer house and garage, retaining panel fencing, gated access to front.

GARAGE 17'1" x 8'3" (5.21m x 2.51m)

UP and over door, power and light connected (not tested by Agent), double glazed courtesy door to side.

COVERED STORAGE AREA 12'4" x 10'9" (3.76m x 3.28m)

Located to the front of the Garage, butler sink with plumbing, gated access to front.

SUMMER HOUSE 9'8" x 6' (2.95m x 1.83m)

Detached summer house with power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

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.