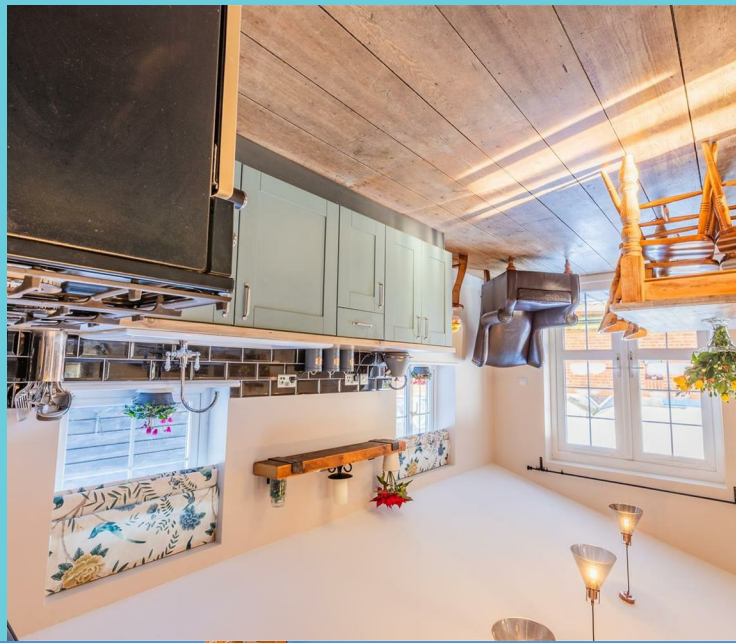


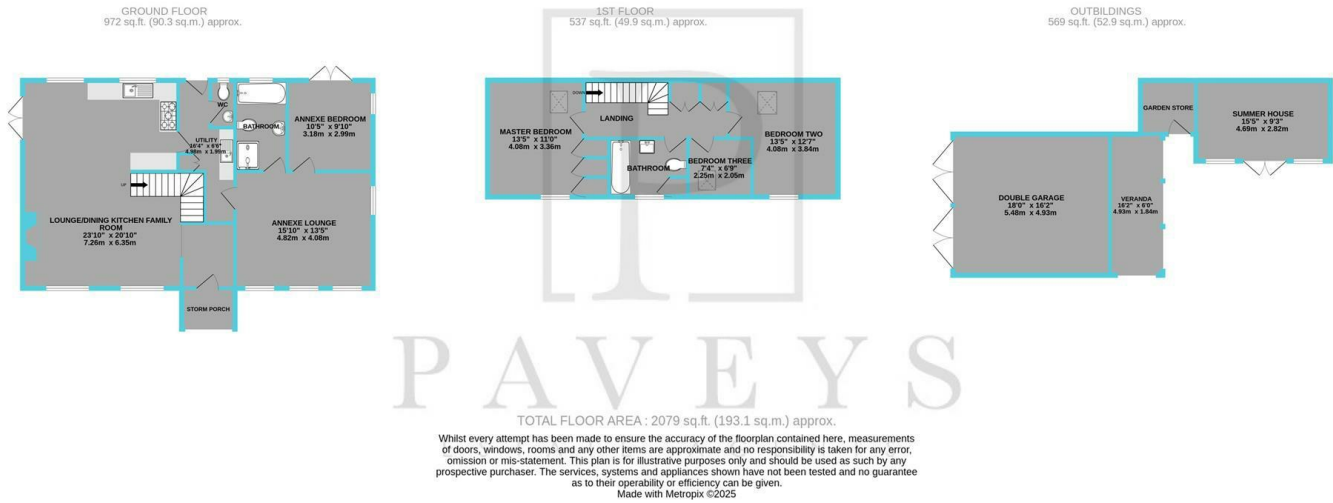


Vista Cottage, Walton Road
Kirby-Le-Soken, CO13 0DE

Guide price £475,000 Freehold

~~~~~GUIDGE PRICE £475,000-£485,000~~~~~

"Vista Cottage" is a GORGEOUS DETACHED HOUSE with ANNEXE ACCOMMODATION positioned in the heart of the semi rural village of Kirby-le-Soken. This beautiful family home has a charming and stylish interior which is filled with original features including inglenook fireplace with wood burner and exposed floorboards. The main family home offers an open plan lounge, kitchen and dining area, three bedrooms, bathroom, utility room and cloakroom. The attached annexe accommodation is accessed via door from the main property and offers a good sized lounge, double bedroom and bathroom. The property sits on a decent plot of gardens with pretty cottage style garden to the front and a private paved and decked courtyard style garden to the rear which has a koi carp pond, space for hot tub, covered veranda, log store, storage shed and summerhouse. There is also a large double garage and off road parking which are accessed via Vista Avenue. Kirby-le-Soken has a village store, Ship Public House access to the beautiful Walton Backwaters. Call Paveys to arrange your appointment to view.



| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---------------------------------------------|--|--|-----------------------------------------------------------------|--|--|
| Very energy efficient - lower running costs |  |  | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |  |
| England & Wales                             |  |  | England & Wales                                                 |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC                                         |  |  |

**STORM PORCH**  
Attractive wooden porch with brick base, pitched and tiled roof, exterior light.

**LOUNGE AREA 23'10 x 20'10 (7.26m x 6.35m)**  
Hardwood entrance door to front aspect, two double glazed windows to front, exposed floor boards, beautiful inglenook fireplace with inset wood burner, paved hearth and wooden mantel, smooth ceiling, wall lights, stair flight to First Floor, open access to Kitchen Diner, TV point, radiators.

**KITCHEN DINER**  
Kitchen: Duck egg blue Shaker style under and over counter units, solid wood work tops, inset white ceramic sink and drainer with mixer tap. Rangemaster gas oven with extractor hood over, tiled splashbacks, feature exposed brick wall, under unit lighting, door to Utility Room.

Dining Area: Double glazed double doors to side garden, double glazed windows to rear, double glazed Velux window, exposed floorboards, smooth vaulted ceiling, radiator.

**LOBBY/UTILITY ROOM 16'4 x 6'6 (4.98m x 1.98m)**  
Range of over and under counter units, work tops, inset stainless sink and drainer, tiled splash back. Space for fridge freezer, cupboard housing wall mounted boiler (not tested by Agent), space and plumbing for washing machine. Hardwood door to rear garden, door to Cloakroom, connecting door to Annexe Accommodation, quarry tiled flooring, radiator.

**CLOAKROOM**  
White suite comprising low level WC and wash hand basin. Double glazed window to rear, quarry tiled flooring.

**FIRST FLOOR**

**FIRST FLOOR LANDING**  
Split level landing with double glazed Velux window to rear, part fitted carpet/part exposed floorboards, smooth ceiling, built in airing cupboard, built in storage cupboard.

**MASTER BEDROOM 13'5 x 11' (4.09m x 3.35m)**  
Double glazed window to front, double glazed Velux window to rear, exposed floorboards, smooth vaulted ceiling, range of built in wardrobes and cupboard, wall lights, radiator.

**BEDROOM TWO 13'5 x 12'7 (4.09m x 3.84m)**  
Double glazed window to front, double glazed Velux window to rear, fitted carpet, smooth vaulted ceiling, radiator.

**BEDROOM THREE 7'4 x 6'9 (2.24m x 2.06m)**  
Double glazed window to front, fitted carpet, smooth ceiling, radiator.

**BATHROOM**  
White suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed window to front, vinyl flooring, part panel part tiled walls, coved ceiling, traditional radiator.

**ANNEXE ACCOMMODATION**

**LOUNGE 15'10 x 13'5 (4.83m x 4.09m)**  
Three double glazed windows to front, double glazed window to side, fitted carpet, smooth ceiling, TV point, radiators. Door to Bedroom, door to Bathroom.

**BEDROOM 10'5 x 9'10 (3.18m x 3.00m)**  
Double glazed double doors to rear garden, double glazed window to side, fitted carpet, smooth ceiling, radiator.

**BATHROOM**  
Four piece white suite comprising low level WC, vanity wash hand basin, walk in shower cubicle and bath. Double glazed window to rear, double glazed Velux window to rear, tiled flooring, part tiled walls, heated towel rail.

**EXTERIOR**

**OUTSIDE FRONT**  
Pretty cottage style garden with retaining wall, laid to lawn with established flower and shrub borders, paved pathway to entrance door.

**OUTSIDE REAR**  
Mainly paved courtyard style garden with covered veranda, wood store, storage shed, access to the summer house, access to double garage. Extended walled garden area to the side of the property with decking, space for hot tub and feature raised koi carp pond, exterior light, gated access to rear.

**COVERED VERANDA/BAR 16'2 x 9'3 (4.93m x 2.82m)**

**SUMMER HOUSE 15'5 x 9'3 (4.70m x 2.82m)**  
Timber summer house with UPVC double glazed double entrance doors and windows to front, wood flooring, wall lights, power and light connected (not tested by Agents).

**DOUBLE GARAGE 18' x 16'2 (5.49m x 4.93m)**  
Accessed via Vista Avenue, two sets of double doors to front aspect with driveway to the front, pitched and tiled roof, mezzanine floor, power and light connected (not tested by Agent), courtesy door to rear garden window to side.

**IMPORTANT INFORMATION**  
Council Tax Band: C  
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.

**REFERRAL FEES**  
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

**MONEY LAUNDERING REGULATIONS 2017**  
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.