



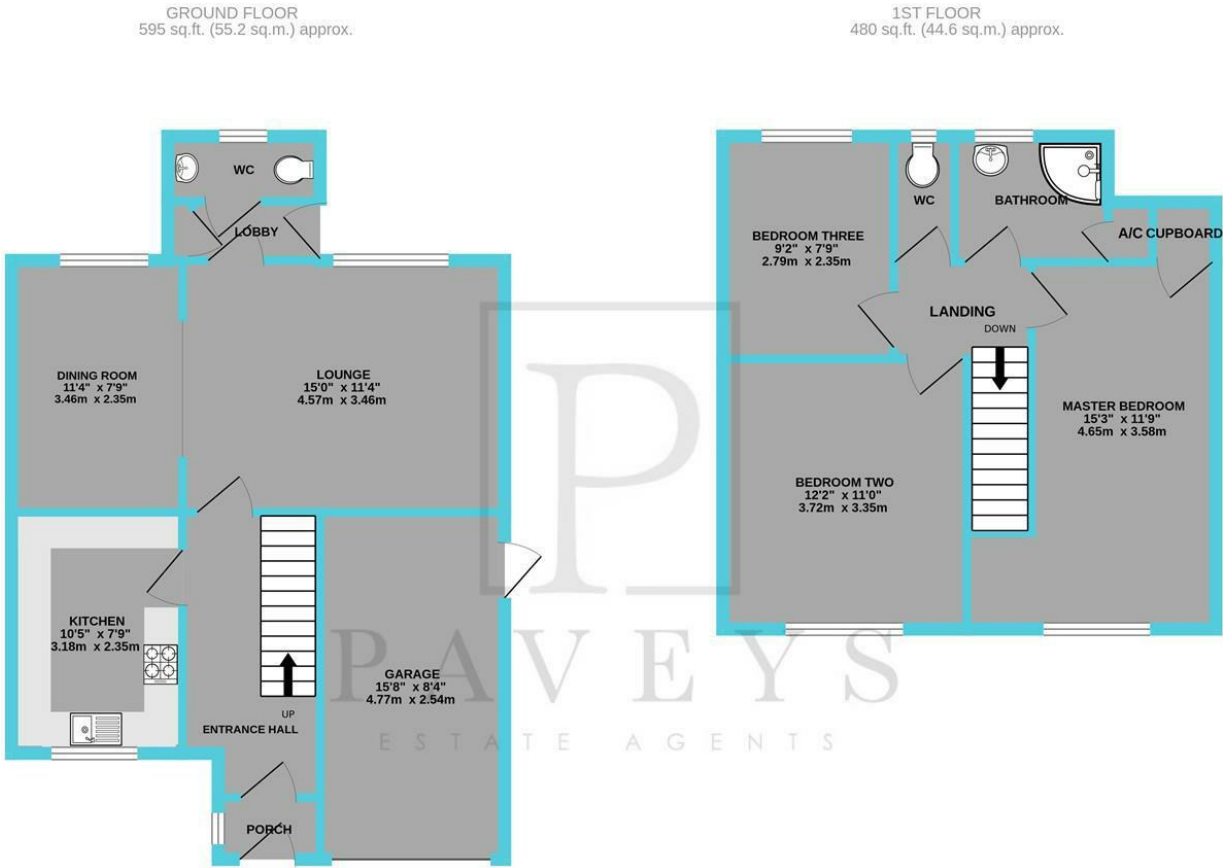
20, The Sparlings
Kirby-Le-Soken, CO13 0HD

Offers in excess of £290,000 Freehold

NO ONWARD CHAIN!!!! A SEMI DETACHED HOUSE surrounded by open fields and farmland positioned in the semi-rural village of KIRBY-LE-SOKEN. Positioned in a quiet cul-de-sac and within easy reach of the village store & post office, St Michaels Church and the two public houses within the village. Key features include two reception rooms, kitchen, cloakroom, three first floor double bedrooms, shower room and separate cloakroom. To the rear of the property is a wonderfully established and very private rear garden, front garden and driveway leading to the garage. Kirby-le-Soken is a small village positioned on the outskirts of Frinton-on-Sea and is home to the wonderful Walton Backwaters and local recreation park with bowls club, tennis club, cricket club and youth football club. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs		Current	Potential	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	
England & Wales		EU Directive 2002/91/EC		England & Wales	
			82		
			43		



TOTAL FLOOR AREA: 1075 sq.ft. (99.8 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 as to their operability or efficiency can be given.
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PORCH
UPVC entrance door to front aspect, double glazed full height picture window to side, glazed door to Entrance Hall.

ENTRANCE HALL
Fitted carpet, coved ceiling, stair flight to First Floor, under stairs storage area with fitted cupboards and shelving, radiator.

KITCHEN 10'5 x 7'9 (3.18m x 2.36m)
Gloss over and under counter units, work tops and matching splash backs, inset white sink and drainer with mixer tap. Built in Neff eye level oven, integrated Neff microwave, gas hob with extractor hood over, integrated slimline dishwasher, space and plumbing for dishwasher. Double glazed window to front, tiled flooring, spot lights, serving hatch to Dining Room.

DINING ROOM 11'4 x 7'9 (3.45m x 2.36m)
Double glazed window to rear with views over the garden, fitted carpet, coved ceiling, serving hatch, radiator.

LOUNGE 15' x 11'4 (4.57m x 3.45m)
Double glazed window to rear with views over the garden, fitted carpet, coved ceiling, feature red brick fireplace, TV point, radiators.

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

FIRST FLOOR
FIRST FLOOR LANDING
Fitted carpet.
MASTER BEDROOM 15'3 x 11'9 (4.65m x 3.58m)
Double glazed window to front, fitted carpet, coved ceiling, built in cupboard, radiator.

BEDROOM TWO 12'2 x 11' (3.71m x 3.35m)
Double glazed window to front, fitted carpet, coved ceiling, radiator.

BEDROOM THREE 9'2 x 7'9 (2.79m x 2.36m)
Double glazed window to rear, fitted carpet, coved ceiling, radiator.

SHOWER ROOM
White suite comprising vanity wash hand basin and corner shower cubicle. Double glazed window to rear, tiled flooring, fully tiled walls, radiator.

CLOAKROOM
White suite comprising low level WC and wall mounted wash hand basin. Double glazed window to rear, tiled flooring, fully tiled walls.

OUTSIDE FRONT
Lawn fronted with flowers and shrub borders. Driveway to the front of the garage providing off road parking, gated access to rear.

OUTSIDE REAR
A private and wonderfully established garden, laid to lawn and stocked with a vast array of mature flowers and shrubs. Two paved patios areas, retaining panel fencing, mature trees, courtesy door to garage, gated access to front.

GARAGE 15'8 x 8'4 (4.78m x 2.54m)
Up and over door, courtesy door to side, power and light connected (not tested by agent).

IMPORTANT INFORMATION
Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: E
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.

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