



The Conifers, Quay Lane  
Kirby-Le-Soken, CO13 0DP

Guide price £650,000 Freehold

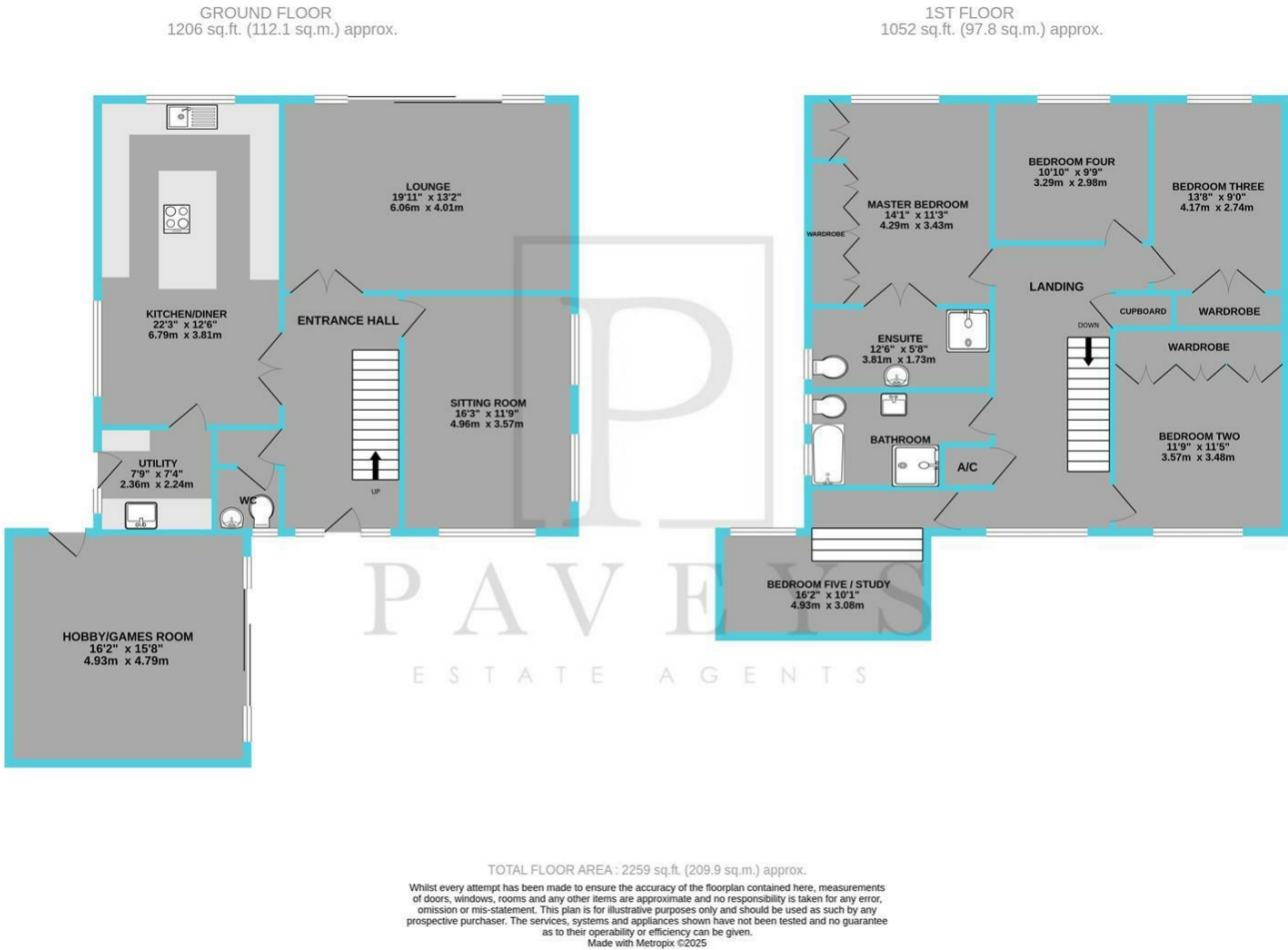


\*\*\*GUIDE PRICE £650,000-£675,000\*\*\* Located in the heart of the sought after village of KIRBY-LE-SOKEN is this FIVE DOUBLE BEDROOM DETACHED HOUSE situated in a much sought after quiet lane. This impressive property offers approx 2259 sq ft of spacious living accommodation set on a private plot. Key features include impressive lounge with feature 10ft high ceiling, sitting room, kitchen diner, cloakroom and utility room on the ground floor. On the first floor there is a master suite with spacious en-suite shower room, four further bedrooms and bathroom. To the front of the property is a large sweeping block paved in and out driveway which provides ample off road parking for several vehicles, integral hobby/games room which could be reinstated to a double garage STPP. To the rear of the property is a pretty private rear garden which is mostly laid to lawn with esbalished planting and shrubbery. The property is located a short walk down the end of the lane to the Hamford Backwaters and open countryside, conveniently located close the public houses and village store. An internal viewing is highly recommended in order to appreciate the accommodation on offer.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**ENTRANCE HALL**  
Double glazed entrance door with two full height double glazed side panels either side, smooth ceiling with spot lights, tiled floor.

**CLOAKROOM**  
Double glazed window to front, low level W/C with vanity wash hand basin and cupboards below, tiled floor.

**LOUNGE 19'11 x 13'2 (6.07m x 4.01m)**  
Double glazed sliding doors to rear garden with full height double glazed picture windows. feature 10ft high ceiling, smooth ceiling with spot lights, steps down, oak effect flooring, radiator.

**SITTING ROOM 16'3 x 11'9 (4.95m x 3.58m)**  
Three double glazed windows to side and front, smooth ceiling, oak effect flooring, radiator.

**KITCHEN DINER 22'3 x 12'6 (6.78m x 3.81m)**  
Double glazed window to side and rear, smooth ceiling with spot lights, modern under and under counter units, sqaure edged work surface and upstands, display cabinets, under counter lighting, cermaic hob with exterator above, built in double oven, built in dishwasher, ceramic sink and drainer, armerican style fridge freezer to remain, tiled flooring, radiator.

**UTILITY ROOM 7'9 x 7'4 (2.36m x 2.24m)**  
Double glazed window and door to side, smooth ceiling, under counter units with inset ceramic sink, plumbing for washing machine and tumble dryer, cupboard housing Valiant boiler, tiled floor.

**FIRST FLOOR LANDING**  
Double glazed window to front, smooth ceiling, built in cupboard, built in airing cupboard housing hot water tank, loft access, fitted carpet, radiator.

**MASTER BEDROOM 14'1 x 11'3 (4.29m x 3.43m)**  
Double glazed window to rear, smooth ceiling, a range of built in wardrobes, fitted carpet, radiator, double doors to

**EN-SUITE SHOWER ROOM 12'6 x 5'8 (3.81m x 1.73m)**  
Double glazed window to side, smooth ceiling with spot lights, modern white suite comprising of low level W/C, pedesatl wash hand basin, walk in double shower, fully tiled walls and floor, chrome heated towel rail.

**BEDROOM TWO 11'9 x 11'5 (3.58m x 3.48m)**  
Double glazed window to front, range of built in wardrobes, smooth ceiling, fitted carpet, radiator.

**BEDROOM THREE 13'8 x 9'0 (4.17m x 2.74m)**  
Double glazed window to rear, smooth ceiling, built double wardrobe, fitted carpet, radiator.

**BEDROOM FOUR 10'10 x 9'9 (3.30m x 2.97m)**  
Double glazed window to rear, smooth ceiling, fitted carpet, radiator.

**BEDROOM FIVE / STUDY 16'2 x 10'1 (4.93m x 3.07m)**  
Double glazed window to rear, steps down, split level room, smooth ceiling, fitted carpet, radiator.

**BATHROOM**  
Two double glazed windows to side, smooth ceiling with spot lights, modern white suite comprising of low level W/C, wall hung vanity wash hand basin, bath, walk in double shower cubicle, part tiled walls, tiled floor, chrome heated towel rail.

**OUTSIDE FRONT**  
Reatined by a brick front wall with wrought iron railsing, in and out block paved driveway provising off street parking for numerous vehicles, flower shurb borders with lawned area, gated access to rear, feature steps leading to entrance door.

**OUTSIDE REAR**  
A charming and very private garden, laid to lawn with established shrubs and planting, Indian slate patio area, brick built BBQ, feature beds and borders, second Indian slate patio area with feature pergola, gated access to rear.

**IMPORTANT INFORMATION**  
Council Tax Band: F  
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**  
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