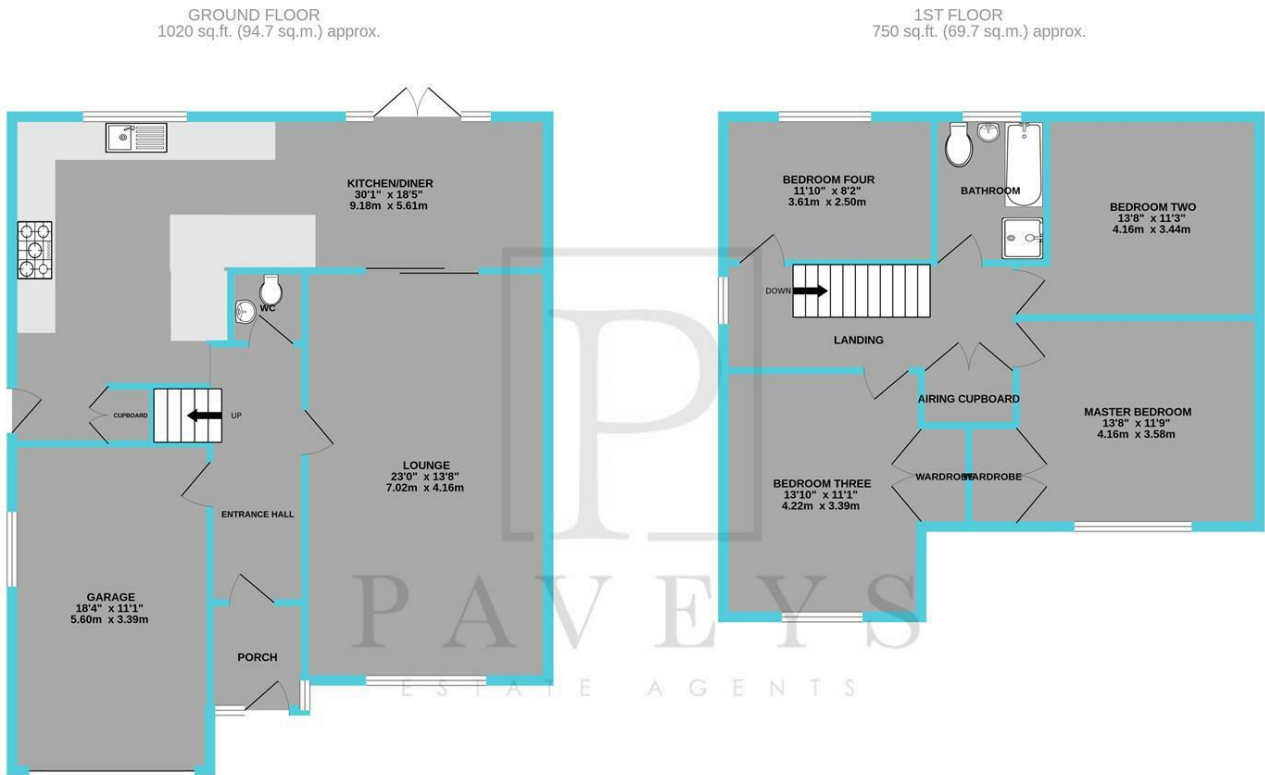




7, The Sparlings
Kirby-Le-Soken, CO13 0HD
Price £495,000 Freehold

Set in a peaceful cul-de-sac in the semi-rural village of Kirby-le-Soken is this SPACIOUS DETACHED HOUSE with INTEGRAL GARAGE. The property offers four great sized bedrooms, an impressive 23ft lounge, 30ft kitchen diner with appliances, large driveway and pretty rear garden. Kirby-le-Soken is a small community located on the outskirts of the coastal town of Frinton-on-Sea. The village has two public houses, a village store, recreation ground and St Michaels Church. To the north of the village are the beautiful Walton Backwaters Nature Reserve which is a great place to enjoy rural walks and sailing. An internal viewing is advised in order to appreciate the size and location of this family home. Call Paveys to arrange your appointment to view.



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	

TOTAL FLOOR AREA : 1769 sq.ft. (164.4 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**
Composite entrance door to front aspect, full height double glazed windows to front and side aspects.
- ENTRANCE HALL**
Composite entrance door, LVT flooring, coved ceiling, spot lights, door to integral Garage, stair flight to First Floor, modern radiator.
- LOUNGE 23' x 13'8 (7.01m x 4.17m)**
Double glazed window to front, fitted shutters, fitted carpet, smooth and coved ceiling, spot lights, open access to Kitchen Diner, TV point, upright radiators.
- CLOAKROOM**
Concealed system housing white low level WC and wash hand basin with cupboards and drawers below. LVT flooring, fully tiled walls, smooth ceiling, spot lights.
- KITCHEN DINER 30'1 x 18'5 (9.17m x 5.61m)**
Extensive range of over and under counter units, matching display cabinets, breakfast bar, work tops, inset ceramic sink and drainer with mixer tap. Rangemaster oven with extractor over, washing machine (to remain), Bosch dishwasher (to remain), tumble dryer (to remain), integrated fridge freezer. Double glazed window overlooking the garden, fitted shutters, double glazed door to side, double glazed double doors and windows to rear, tiled flooring, smooth and coved ceiling, spot lights, radiators.
- FIRST FLOOR**
- FIRST FLOOR LANDING**
Double glazed window to side, fitted carpet, spot lights, built in airing cupboard, radiator.
- MASTER BEDROOM 13'8 x 11'9 (4.17m x 3.58m)**
Double glazed window to front, fitted carpet, built in wardrobe, radiator.
- BEDROOM TWO 13'8 x 11'3 (4.17m x 3.43m)**
Double glazed window to rear, fitted carpet, radiator.
- BEDROOM THREE 13'10 x 11'1 (4.22m x 3.38m)**
Double glazed window to front, fitted carpet, built in wardrobe, radiator.
- BEDROOM FOUR 11'10 x 8'2 (3.61m x 2.49m)**
Double glazed window to rear, fitted carpet, radiator.
- BATHROOM**
White suite comprising low level WC, pedestal wash hand basin, bath with shower attachment and enclosed shower cubicle. Double glazed window to rear, tiled flooring, fully tiled walls, spot light, chrome heated towel rail.

- OUTSIDE FRONT**
Large block paved driveway providing ample off road parking, exterior lighting, access to garage, gated access to rear.
- OUTSIDE REAR**
Two paved patio areas, lawn area with flower borders, exterior lighting outside tap, gated access to front.
- GARAGE 18'4 x 11'1 (5.59m x 3.38m)**
Electric roller up and over door, double glazed window to side, integral door to Entrance Hall, power and light connected (not tested by Agent).
- IMPORTANT INFORMATION**
Council Tax Band: E
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 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.
- 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.