

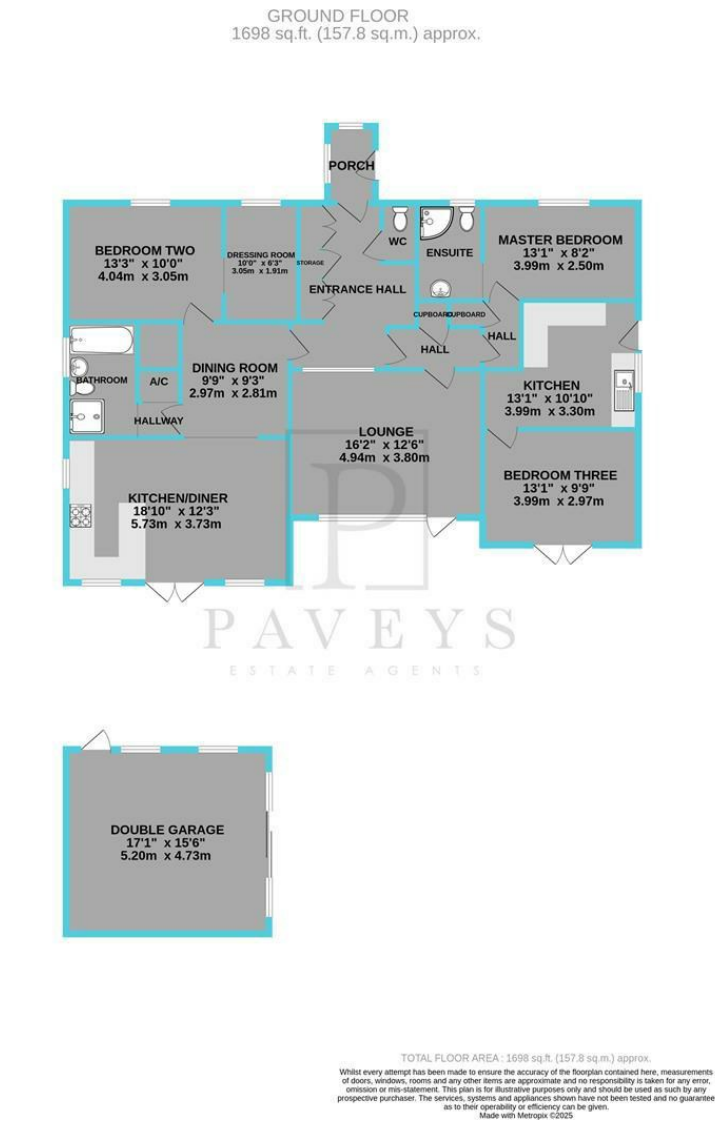


53, The Street

Kirby-Le-Soken, CO13 0EG

**Offers over £415,000 Freehold**

Positioned on the outskirts of the semi rural village of Kirby-le-Soken is the VERSATILE DETACHED PROPERTY set on a 0.6 ACRE PLOT with SOUTH WESTERLY FACING GARDEN & WOODLAND. This detached property offers heaps of potential to anyone wanting to take on a project and likes a challenge. Currently offering an impressive 1698 sq ft of accommodation which includes a 17ft detached garage/games room positioned in the garden. The property is surrounded by open countryside and presently offers a spacious entrance hall, three double bedrooms, lounge, kitchen diner, dining room, ensuite shower room, dressing room/nursery, second kitchen and family bathroom. There is potential to split the accommodation to create self contained annexe accommodation with an internal door connecting to the main accommodation. There is ample off road parking to the front along with a large, gated hardstanding area with ample space for a motor home, boat or caravan. Call Paveys to discuss the potential of this property and arrange a viewing!



| Energy Efficiency Rating                    |         |                         | Environmental Impact (CO <sub>2</sub> ) Rating |         |                         |
|---------------------------------------------|---------|-------------------------|------------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |                                                | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |                                                |         |                         |
| (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 |         |                         |                                                |         |                         |
|                                             |         | 75                      |                                                |         |                         |
|                                             |         | 58                      |                                                |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC | England & Wales                                |         | EU Directive 2002/91/EC |

**PORCH**  
Hardwood entrance door, pitched roof, windows to front and side aspects, tiled flooring, door to Entrance Hall.

**ENTRANCE HALL**  
Wooden glazed entrance door, wood flooring, loft access, range of fitted storage cupboards, door to Cloakroom.

**CLOAKROOM**  
Low level WC and wall mounted wash hand basin. Tiled flooring, fully tiled walls, extractor fan.

**LOUNGE 16'3 x 12'6 (4.95m x 3.81m)**  
Double glazed full height picture windows and door to rear giving extensive views over the garden, fitted carpet, air conditioning unit.

**DINING ROOM/FAMILY ROOM 9'9 x 9'3 (2.97m x 2.82m)**  
Fitted carpet, fitted shelving, open access to Kitchen Diner.

**KITCHEN DINER 18'10 x 12'3 (5.74m x 3.73m)**  
Over and under counter units, work tops, inset stainless steel sink. Space for freestanding cooker, fitted extractor hood, space for fridge freezer. Double glazed windows to rear, double glazed double doors to rear garden, tiled flooring, part tiled walls, coved ceiling, upright radiator.

**BEDROOM TWO 13'3 x 10' (4.04m x 3.05m)**  
Double glazed window to front, fitted carpet, open access to Dressing Room/Nursery.

**DRESSING ROOM/NURSERY 10' x 6'3 (3.05m x 1.91m)**  
Double glazed window to front, fitted carpet.

**BATHROOM 9'9 x 6' (2.97m x 1.83m)**  
Four piece white suite comprising low level WC, pedestal wash hand basin, bath and enclosed shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, extractor fan, chrome heated towel rail, cupboard housing electric Megaflow boiler (not tested by Agent).

**INNER HALL**  
Two built in cupboards.

**MASTER BEDROOM 13'1 x 8'3 (3.99m x 2.51m)**  
Double glazed window to front, fitted carpet, door to EnSuite Shower Room.

**ENSUITE TO MASTER BEDROOM 6'2 x 5'7 (1.88m x 1.70m)**  
White suite comprising low level WC, pedestal wash hand basin and corner shower cubicle. Double glazed window to front, laminate flooring, fully tiled walls, wall mounted mirror and cupboard, radiator.

**SECOND KITCHEN 13'1 x 10'10 (3.99m x 3.30m)**  
Composite entrance door and double glazed window to side, range of fitted base units with work top over, fitted sink unit with stainless steel sink and drainer, space for appliances, exposed floor boards.

**BEDROOM THREE 13'1 x 9'9 (3.99m x 2.97m)**  
Double glazed double doors to rear garden, laminate flooring.

**THE PLOT**  
The property sits on an approximate 0.6 of an acre plot with extensive block paved frontage providing off road parking, double gates to side leading to a hardstanding area with ample space for a caravan, motorhome or boat. Paved side access to rear garden. The charming private rear garden enjoys a South Westerly aspect, predominately laid to lawn with retaining panel fencing, established trees and access to the Garage/Games Room. The second half of the plot is mature woodland which backs on to open farmland.

**DETACHED GARAGE/GAMES ROOM 17'1 x 15'6 (5.21m x 4.72m)**  
Double glazed sliding patio doors to front, double glazed windows to front and side aspects, double glazed door to garden, laminate flooring, pitched and tiled roof, loft hatch, power and light, air conditioning unit.

**IMPORTANT INFORMATION**  
Council Tax Band: To Be Confirmed  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: D  
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.