



Walton Road, Kirby-Le-Soken  
Guide Price £325,000

## Walton Road, Kirby-Le-Soken

Chamberlain Phillips are delighted to present this stunning three bedroom detached bungalow, nestled within a tranquil locale, presenting an idyllic retreat for families or those seeking to downsize without compromising on space and comfort. Having benefitted from comprehensive renovation and tasteful extension efforts, this residence radiates a harmonious blend of contemporary design and homely warmth.

Upon entry, one is greeted by an expansive entrance hallway that sets the tone for a home of generous proportions. The heart of this home is the stunning kitchen dining family room, complete with a striking feature island and a vaulted ceiling that bathes the area in natural light. It is a space designed for conviviality, where culinary endeavours and family time harmoniously coexist.

Living accommodation comprises three well-appointed double bedrooms, ensuring ample space for family and guests alike. The principal bedroom boasts an en-suite bathroom for added convenience. A newly fitted family shower room, complete with a walk-in shower, epitomises modern elegance and serves the additional bedrooms.

Externally, the enclosed rear garden offers a secluded oasis, with a charming lodge complete with power supply, perfect for those desiring a home office or creative studio.





- THREE BEDROOM DETACHED BUNGALOW
- EXTENDED
- KITCHEN DINING FAMILY ROOM
- EN-SUITE BATHROOM TO BEDROOM ONE
- ENCLOSURE REAR GARDEN
- GUIDE PRICE £325,000 - £350,000

#### Agents notes:

There is a separate parcel of land located off of Victoria Avenue which is included in the title. This land offers additional off road parking for this property only.

The property is of timber frame construction, set upon a brick plinth.

Tenure - Freehold

Council Tax - Band C

Services - Mains

Gas/Electric/Water/Drainage

Heating - Gas fired radiators

#### LOCATION:

Kirby-le-Soken is a small village in the Tendring District of North East Essex, in an agricultural and increasingly residential corner of the county.

Kirby boasts a great playing field with facilities including a professional level club house. This field plays host to Kirby Cricket Club, Kirby Football Club, Kirby Bowls Club and Kirby Tennis Club. Kirby-le-Soken today still has the feel of a traditional English village, it is situated in an area of land called the Le-Sokens in Essex and is isolated from Kirby Cross, Frinton-on-Sea and Walton-on-the-Naze by fields and retains a village shop, two pubs and two churches.

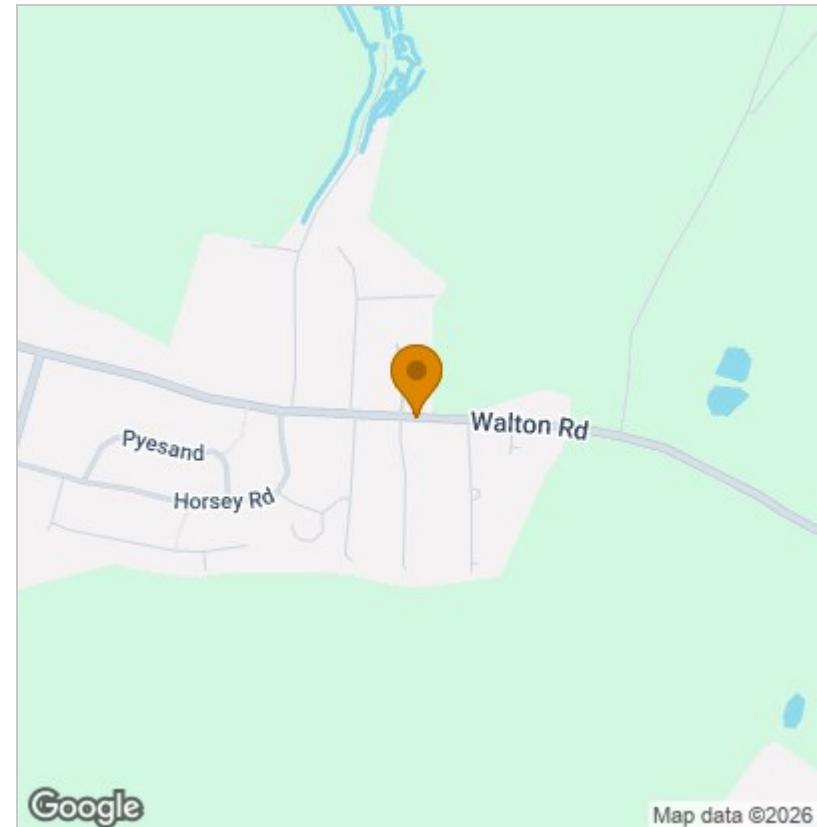
## Floor Plan



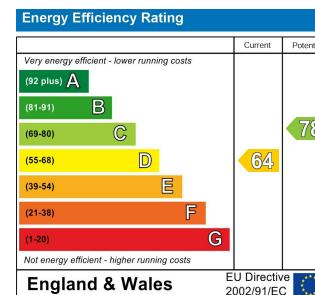
## Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



Council Tax Band - C

Tenure - Freehold

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