



26 Briarfields

Kirby-Le-Soken, Frinton-On-Sea, CO13 0HE

£425,000



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Entrance Porch

Welcoming you is a UPVC double-glazed entrance door alongside a double-glazed side panel facing the front. The entrance hall is accessed through a glazed door.

Entrance Hall

Laminate flooring extends through this space, featuring a coved ceiling, a stair flight leading to the First Floor, an under-stairs storage cupboard, and a radiator.

Lounge - 4.29m x 3.99m (14'1 x 13'1)

Enhanced by a charming double-glazed bay window to the front, this room boasts fitted carpeting, a coved ceiling, and a feature fireplace with a gas fire inset. It's complete with a TV point and a radiator for added comfort.

Dining Area - 3.25m x 2.95m (10'8 x 9'8)

Adorned with fitted carpeting and a coved ceiling, this area seamlessly connects to the Sitting Area. It also offers a serving hatch to the Kitchen and a radiator.

Sitting Area - 3.25m x 2.77m (10'8 x 9'1)

Highlighted by double-glazed sliding patio doors opening to the rear garden, this space features fitted carpeting, a coved ceiling, a TV point, and a radiator.

Kitchen - 3.86m x 2.62m (12'8 x 8'7)

Complete with over and under-counter units, worktops, and an inset sink with a mixer tap, the Kitchen offers a freestanding cooker with a n extractor. It also provides space and plumbing for a dishwasher and washing machine, along with spots

for an under counter fridge and freezer. With a double-glazed window overlooking the garden, laminate flooring, tiled splashbacks, under-unit lighting, and access to the Lobby.

Lobby

Double glazed door to the rear, the Lobby features tiled flooring.

Cloakroom

This area comprises a white high-level WC and washbasin. It includes a double glazed window to the rear, tiled flooring, fully tiled walls, and a radiator.

First Floor Landing

Master Bedroom - 4.62m x 4.01m (15'2 x 13'2)

Featuring a double glazed window to the front, fitted carpet, an En Suite, a built-in cupboard, and a radiator.

En Suite Shower Room

A modern white suite comprises a low-level WC, pedestal washbasin, and an enclosed shower cubicle. This space includes a double glazed window to the rear, tiled flooring, partly tiled walls, spotlights, and a chrome heated towel rail and under floor heating.

Bedroom Two - 3.30m x 3.30m (10'10 x 10'10)

This room includes a double glazed window to the front, fitted carpet, and a radiator.

Bedroom Three - 3.25m x 2.62m (10'8 x 8'7)

Boasting a double glazed window to the rear, fitted carpet, and a radiator.

Bathroom

A white suite comprises a low-level WC, pedestal washbasin, and a bath with a shower over. It features a double glazed window to the rear, tiled flooring, fully tiled walls, an extractor fan, and a radiator and under floor heating.

Outside Front

The property offers a large resin driveway for ample off-road parking, access to the Garage, a shingled bed with shrubs and hedgerow borders, exterior lights, and gated access to the rear garden.

Outside Rear

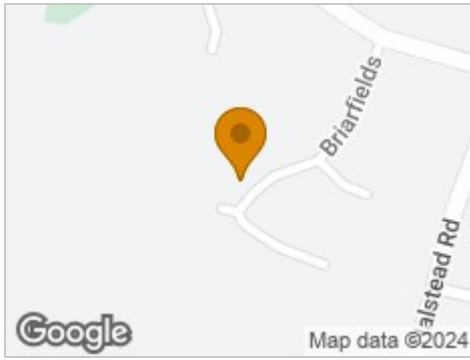
The rear garden, ideal for families, boasts a generous lawn bordered by mature shrubs and plants, a large patio area, a timber shed, raised decking, exterior lighting, an outside tap, and gated access to the front.

Integral Garage

Featuring an electric door, power and light connected (not tested), a built-in cupboard, and a door leading to the Entrance Hall.



Road Map



Hybrid Map



Terrain Map



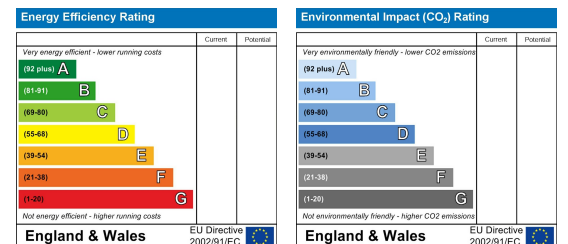
Floor Plan



Viewing

Please contact our Red Rock Estate Agents Office on 01255 235 255 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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