



## 26 Briarfields

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

Offers in excess of £400,000





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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 an 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

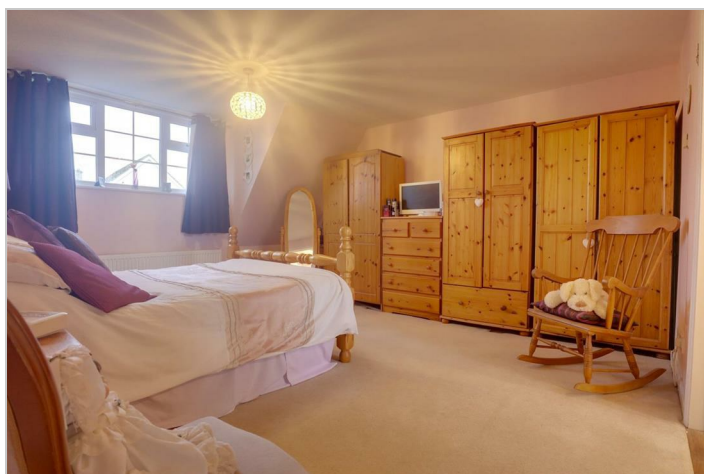
The property offers a large resin driveway for ample off-road parking, access to the Garage, a shingled bed with shrubs and hedgerow borders, exterior lights, and gated access to the rear garden.

### Outside Rear

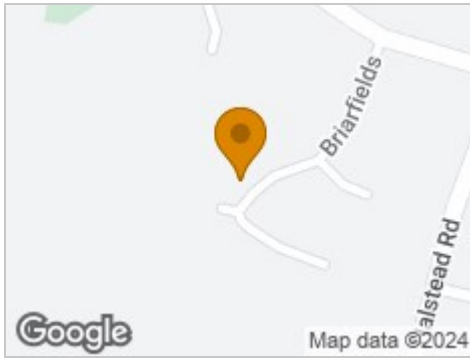
The rear garden, ideal for families, boasts a generous lawn bordered by mature shrubs and plants, a large patio area, a timber shed, raised decking, exterior lighting, an outside tap, and gated access to the front.

### 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



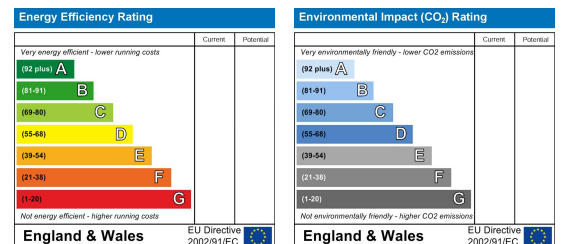
## Floor Plan



## 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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