



## Vista Avenue Kirby-le-Soken, CO13 0DN

Nestled in a quiet, private, no through road in the picturesque village of Kirby-le-socken, Sheens Estate Agents have the pleasure in offering for sale this beautifully presented modern TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts a large welcoming entrance hall, newly fitted kitchen and bathroom, new boiler installed 2021, an un-overlooked landscaped rear garden, ample off street parking and garage to the front. The property is located within easy reach of the local convenience store, two village public houses, the backwaters with picturesque walks and is situated within two miles of Frinton's town centre and seafront. An early viewing is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Newly Fitted Bathroom & Kitchen
- 21'06" max Lounge/Diner
- Double Glazed Conservatory
- Landscaped Secluded Rear Garden
- Ample Off Street Parking With Garage
- Quiet Village Location
- EPC Rating D / Council Tax Band D



**Price £315,000 Freehold**

Accommodation comprises with approximate room sizes:-

Glazed entrance door leading to entrance porch. Hardwood entrance door giving access to:-

### Hallway

Built in airing cupboard housing wall mounted combination boiler (installed 2021). Further built in storage cupboard. Loft access with pull down ladder. Door to:-



## Bedroom 1

14'7" x 10'9"

Radiator. Sealed unit double glazed window to front.



## Bedroom 2

11'3" x 10'2"

Fitted wardrobes with over head storage. Plumbing for vanity wash hand basin. Radiator. Sealed unit double glazed window to front.



## Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled bath with wall mounted integrated shower and bi-folding shower screen. Tiled splashbacks. Heated towel rail. Tiled flooring with upstands. Two obscured sealed unit double glazed windows to side.



## Kitchen

12'3" x 11'4"

Fitted with a range of modern country style fronted units. Bevelled edge solid wood worksurfaces. Inset ceramic bowl sink drainer unit with mixer tap. Inset four ring electric hob. Built in eye level Neff oven. Further selection of matching units at both eye and floor level. Integrated wine cooler, fridge/freezer, dishwasher and washing machine. Centre island with further matching cupboards under. Built in larder cupboard Built in storage cupboard housing fuse board. Wine rack. Tiled flooring. Vertical radiator. Sealed unit double glazed window to side. Door giving access to:-



## Lounge/Diner

20'04" nar to 8'3" x 21'06" nar to 9'7"



## Dining Area

Radiator with bespoke cover. Fitted cupboards. Two obscured sealed unit double glazed windows to side. Open aspect to:-



### Lounge Area

Radiator. Sealed unit double glazed patio doors to rear. Double glazed patio doors giving access to:-



### Conservatory

7'5" x 7'2"

Upvc construction. Polycarbonate roof. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed patio doors giving access to rear.



### Outside - Rear

Secluded landscaped rear garden. Sandstone laid patio providing seating area. Part laid to lawn. Beds well stocked with flowers, shrubs and bushes. Part shingled area. Further seating area enclosed by railway sleepers. Private access door to garage. Outside light. Enclosed by panelled fencing. Access to front via both sides.



### Alternate Outside Rear View



### Outside - Front

Hardstanding area providing ample off street parking. Part laid to lawn. Array of beds stocking shrubs and bushes. Hardstanding driveway giving access to garage with power and lighting connected, up and over door, obscured sealed unit double glazed window to rear.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas):

(Electricity):

(Water):

(Sewerage Type):

(Telephone & Broadband):

Non-Standard Property Features To Note:

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#### JAF/05.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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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## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

