



Walton Road Kirby-Le-Soken, CO13 0DF

Located in the picturesque village of Kirby-Le-Soken, offering beautiful modern character in a non-estate position, Sheen's Estate Agents are delighted to offer for sale this immaculately presented FOUR DOUBLE BEDROOM DETACHED HOUSE. 'ANCHOR LODGE' benefits from a light and airy feel throughout, offering stunning landscaped gardens and stunning internal features. The property is conveniently located directly opposite the local bus route and within a short stroll of the local Public Houses, Post Office and Farmland and Backwater walks. An early inspection is highly recommended to appreciate the accommodation on offer and to avoid disappointment.

- Four Bedrooms
- En-Suite to Master Bedroom
- Ground Floor Cloakroom
- Conservatory
- Utility Room
- Garage & Off Road Parking
- Non-Estate Position
- Close to Amenities & Backwater Views
- Council Tax Band - E
- EPC Rating - B



Price £525,000 Freehold

Accommodation comprises with approximate room sizes:-

Country style double glazed door leading to:

Hallway

Stair flight to first floor. Under stairs storage cupboard. Travertine tiled flooring housing under floor heating. Built in airing cupboard housing hot water cylinder. Sealed unit double glazed sliding sash style window to front. Doors to



Cloakroom

Low level WC. Vanity wash hand basin with storage cupboard under. Travertine tiled flooring housing under floor heating. Sealed unit double glazed sash style window to front.



Lounge

19'1" x 12'6"

Brick featured fireplace with freestanding log burner. Wall lights. Travertine tiled flooring housing under floor heating. Sealed unit double glazed dash style window to front. Sealed unit double glazed bi-folding doors leading to:



Conservatory

12'9" x 10'6"

Wall light. Travertine tiled flooring housing underfloor heating. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden.



Kitchen/Diner

19'1" x 14'6"

Fitted with a range of matching painted oak shaker style fronted units. Granite work surfaces. Inset double butler sink. Space for rangemaster cooker. Fitted extractor hood. Further selection of matching units both at eye and floor level. Glass shaker style display unit with integral lighting. Space for American style fridge/freezer. Granite splash back. Travertine tiled flooring housing under floor heating. Sealed unit double glazed sash style windows to all aspects. Door to:



Utility Room

9'4" x 5'7"

Fitted with a range of matching fronted units. Laminated rolled edge work surface. Inset stainless bowl sink and drainer unit. Plumbing for washing machine and tumble dryer. Tiled splashback. Travertine tiled flooring housing under floor heating. Extractor fan. Sealed unit double glazed window to rear. Composite door leading to rear garden.



Landing

Loft access. Radiator. Sealed unit double glazed velux window to rear. Doors to:



Master Bedroom

19'1" x 12'6"

Fitted wardrobes. Radiator. Sealed unit double glazed velux window to rear. Sealed unit double glazed sash style window to front. Door to:



En-Suite

Modern suite comprises of low level WC. Floor mounted bidet. Vanity wash hand basin with wooden effect storage cupboards under. Fitted shower cubicle with wall mounted shower valve controls and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed velux window to front.



Bedroom Two

12'6" x 9'4"

Fitted wardrobes, drawers and desk space. Radiator. Sealed unit double glazed velux window to rear.



Bedroom Three

12'6" x 9'4"

Fitted wardrobes, drawers and desk space. Radiator. Sealed unit double glazed velux window to rear.



Bedroom Four

9'4" x 7'3"

Fitted wardrobes. Radiator. Sealed unit double glazed velux window to rear.



Bathroom

Modern four piece bathroom suite comprising of low level WC. Vanity wash hand basin with high gloss storage cupboard and drawers under. Fitted shower cubicle with shower valve controls and wall mounted shower attachment. Fitted rounded bath with bath taps and separate wall mounted shower hose attachment. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed sash style window to front.



Outside - Rear

Beautifully landscaped rear garden comprising of an array of paving and shingle areas. Featured sunken pond. Raised beds with flowers. Private access door to garage with power/light connected. Outside tap. Outside lighting. Access to front via side gate. Access to rear via gate leading to off road parking for three vehicles in front of the garage which allows access via an up and over door. Enclosed by panelled fencing.



Outside - Front

Pathway leading to entrance door. Remainder laid to lawn. Array of trees and shrubs.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

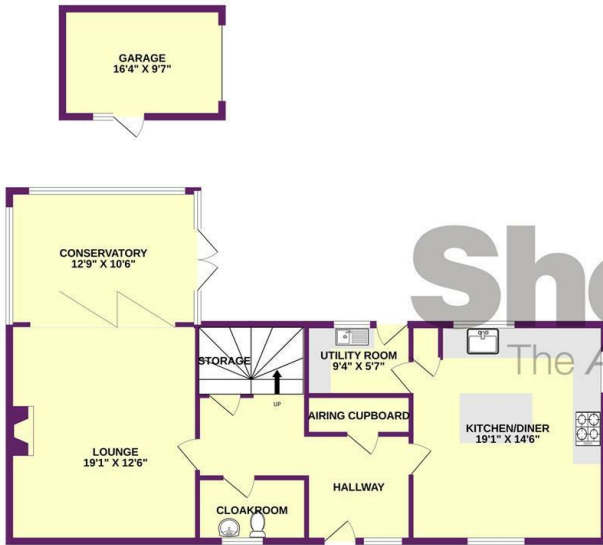
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

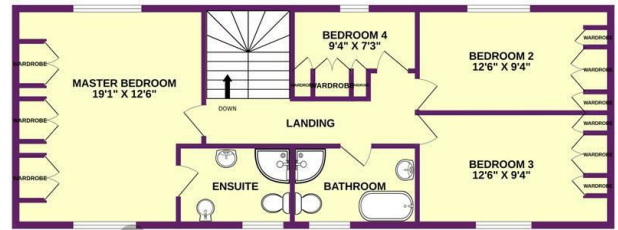
Disclaimer - wide angle lens etc.

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



1ST FLOOR



Sheen's
The Action Agents

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

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