



## The Street Kirby-le-Soken, CO13 0EG

Located in the charming village of Kirby-Le-Soken, and having undergone a full programme of modernisation by the current owners is this stunning **FOUR BEDROOM DETACHED PROPERTY** offering a perfect blend of character and modernity. The property boasts a large welcoming 20'10 kitchen/breakfast room, 28'7 x 20' lounge/diner both area ideal for hosting gatherings or simply relaxing in style. Step outside to discover a large mature rear garden, perfect for outdoor entertaining or simply enjoying some peace and quiet. The detached garage and ample off-street parking add a practical touch to this picturesque property. Whether you're drawn to the character of the house or the modern finishes throughout, this property offers a unique opportunity to own a piece of village charm with all the conveniences of contemporary living.

- **Modernised, Character Property**
- **2271 Square Feet Of Accommodation**
- **Four Bedrooms With En-Suite To Master**
- **28'7" x 20' Lounge/Dining Room**
- **Large, Secluded Mature Rear Garden**
- **Sought After Village Of Kirby-le-Soken**
- **Detached Garage & Ample Off Street Parking**
- **Solar Panels**
- **Ground Floor Utility & Cloakroom**
- **EPC Rating D/ Council Tax Band - F**



**Price £799,500 Freehold**



Accommodation comprises with approximate room sizes:-

Newly fitted composite entrance door with matching full length glazed side panels giving access to:-

## Hallway

17'10" x 9'

Wood flooring. Stair flight to first floor. Victorian style radiator. Door to:-



## Kitchen/Breakfast Room

20'10" x 16'

German made Kutchenhaus kitchen. Solid bevelled edge worksurfaces with under lighting. Inset stainless steel butler style sink with inset drainer and mixer boiling water tap. Further selection of matching units at both eye and floor level. Two built in Neff eye level oven with slide and hide doors. Built in eye level Neff combi microwave. Inset four ring hob with inset extractor. Fitted breakfast bar. Integrated dishwasher. Feature shelving with lighting. Wood flooring. Victorian style radiator. Sealed unit double glazed Georgian style window to side and rear aspects. French style doors to conservatory. Door to:-



## Utility

12'6" x 6'

Fitted with a range of matching modern fronted units. Rolled edge worksurfaces. Inset butler style sink with mixer tap. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Wall mounted Worcester combination boiler providing heat and hot water throughout. Fitted shelving. Tiled flooring. Two sealed unit Georgian style double glazed windows to side.

### Conservatory

16'3" x 11'7"

Part brick base. Pitched polycarbonate roof. Wood laminate flooring. Victorian style radiator. Double glazed windows to rear and side aspects. Double glazed French style doors giving access to rear.



### Sitting Room / Snug

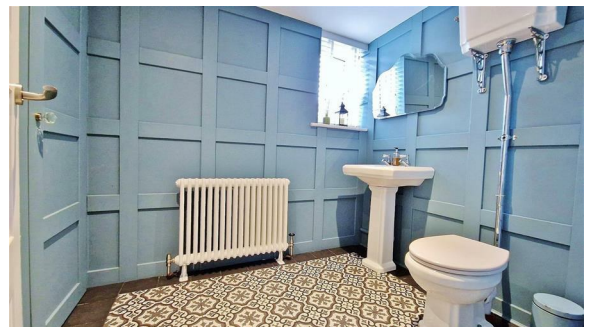
15'9" x 11'6"

Wood flooring. Victorian style radiator. Sealed unit double glazed Georgian style windows to front and side aspects.



### Cloakroom

High level w/c. Pedestal wash hand basin. Wood panelled walls. Tiled flooring. Built in storage cupboards to one wall. Victorian style radiator. Sealed unit double glazed Georgian style window to side.



### Lounge/Diner

28'7" x 20'

Fireplace with log burner and tiled hearth. Part wood panelled walls. Part vaulted ceiling with three Velux windows. Wood flooring. Built in under stairs storage cupboard. Stair flight leading to first floor. Three sealed unit double glazed Georgian style windows to front. Sealed unit double glazed French style doors giving access to rear with matching full length glazed panels. Door to:-





### Alternate Lounge/Diner View



### Boot Room

14'7" x 3'7"

Tiled flooring. Sealed unit double glazed leadlight window to side. Sealed unit double glazed door to side.

### First Floor Landing

Loft access. Built in airing cupboard. Victorian style radiator. Open access to second landing. Doors to all rooms. Door to:-



### Main Bedroom

13'1" to wardrobe x 11'6"

Wood flooring. Built in wardrobes to one wall. Victorian style radiator. Sealed unit double glazed Georgian style window to rear with countryside views. Open plan to:-



### En-Suite

12'8" x 6'2"

Continuation of wood flooring. Free standing bath with central mixer tap and shower attachment. Low level w/c. Vanity wash hand basin with storage cupboards under. Tiled splashbacks. Part wood panelled walls. Obscured sealed unit double glazed Georgian style window to rear.



### Bedroom 2

28'9" x 12'5"

Loft access. Stair flight leading to lounge/diner. Wood laminate flooring. Two sealed unit double glazed Georgian style windows to front. Door to:-



### En-Suite W/C

Low level w/c with built in wash hand basin. Wood laminate flooring.





### Bedroom 3

11'3" x 11'1"

Victorian style radiator. Sealed unit double glazed Georgian style window to front.



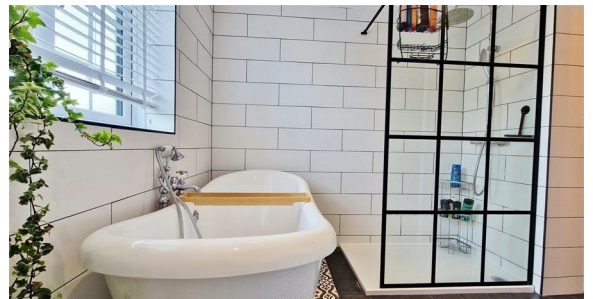
### Bedroom 4 / Office

8'8" x 7'5"

Victorian style radiator. Sealed unit double glazed Georgian style window to side.

### Family Bathroom

Modern white suite comprises low level w/c. vanity wash hand basin with storage cupboards under. Free standing roll top bath with shower attachment. Walk in shower cubicle with integrated shower controls, over head rainfall shower and separate attachment. Shower screen. Fully tiled walls. Tiled flooring. Extractor fan. Victorian style radiator. Obscured sealed unit double glazed Georgian style window to front.



### Outside - Rear

Large patio entertaining area with pergola and tilt and turn sun shades. Part raised with decked area. Majority laid to lawn. Array of mature bushes, tree and shrubs. Wooden storage sheds to remain. Raised beds. Summer House. Part shingled area. Hot tub. Natural wild area. Access to front via side gate. Pathway leading to:-





Alternate Rear View



## Hobbit House

16'10" max x 123"

Undercover storm porch with wood glazed door giving access into lounge/bar area with fitted seating. Central barbecue with extractor chimney. Fitted bar with shelving. Wall mounted electric panel heater. Three double glazed leadlight windows to rear aspects.



## Outside - Front

Hard standing paved area providing ample off street parking for several vehicles. Beds stocking flowers shrubs and bushes. Detached garage. Access to rear via side gate.





### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: F

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/07.24

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.

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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



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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