



Dugmore Avenue Kirby-Le-Soken, CO13 0ED

**** FARMLAND VIEWS **** Being offered with NO ONWARD CHAIN and boasting a SOUTH facing rear garden, Sheen's Estate Agents are delighted to offer for sale this stunning, versatile THREE BEDROOM DETACHED BUNGALOW. The property benefits from newly installed heating and electrics and is located in a cul-de-sac position in the sought after village of Kirby-Le-Soken, approximately half a mile from a local convenience store, Public house and Bus route and is within one and a half miles of Frinton's Town Centre, Mainline Railway Station and Seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **Newly Fitted Kitchen**
- **Newly Fitted Bathroom**
- **Newly Installed Gas Central Heating**
- **Newly Installed Electrics**
- **Farmland Views**
- **Garage & Off Road Parking**
- **South Facing Garden**
- **No Onward Chain**
- **EPC Rating D**



Price £340,000 Freehold

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hall

Loft access with pull down ladder housing newly installed combination boiler providing heating and hot water throughout. Spotlights. Laminate flooring. Radiator. Open access leading to kitchen. Doors to:



Bedroom One

12'7" x 12'4"

Laminate flooring. Radiator. Sealed unit double glazed window to front.



Bedroom Two

10'11" x 8'10"

Laminate flooring. Radiator. Sealed unit double glazed window to front.



Bedroom Three

12'7" x 5'9"

Laminate flooring. Radiator. Sealed unit double glazed window to side.



Bathroom

Newly installed suite comprises of low level WC. Vanity wash hand basin with mixer tap and high gloss storage cupboard under. Enclosed L-shaped bath with fitted shower screen, wall mounted shower attachment and rainfall shower. Part tiled walls. Laminate flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Open Plan Kitchen/Lounge

23'9" x 10'5" max

Fitted with a range of matching high gloss fronted units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit with mixer tap. Inset four ring induction hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Washing machine to remain. Fridge/freezer to remain. Laminate flooring. Spotlights. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door to rear. Sealed unit double glazed sliding patio door leading to:



Conservatory

10'3" x 6'5"

Laminate flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door to side leading to:



Outside - Rear

Landscaped South Facing garden with farmland views. Part paved area. Part wooden decking area. Featured shingled area. Remainder laid to lawn. Featured patio with custom built undercover seating area. Raised beds stocked with flowers. Access to front via side gate. Private access door to garage with power/light connected. Outside tap. Outside light. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage with up and over door. Part shingle area. Remainder laid to lawn. Outside light. Enclosed by fencing.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JD/01.24

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

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