



## Walton Road Kirby-le-Soken, CO13 0DT

Situated in the sought after picturesque village of Kirby-le-Soken is this charming THREE BEDROOM SEMI-DETACHED HOUSE. This well-presented property boasts two reception rooms, three bedrooms, and a spacious 20'8 kitchen/diner, perfect for hosting family and friends. With a generous 947 sq ft of living space, this home offers ample room for comfortable living. The large front and rear gardens provide a lovely outdoor space for relaxation and entertaining, while the off-street parking adds convenience for residents. This rarely available property is located within easy reach of a local convenience store, two village public houses and is within 2 miles of Frinton's Town centre and Seafront. An early viewing is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- 20'8 x 13'9" Kitchen/Diner
- Sought After Village Location
- Large Front Garden
- Modern Fitted Kitchen & Bathroom
- Gas Central Heating
- Off Street Parking
- Large Secluded Rear Garden
- EPC Rating D
- Council Tax Band - C



**Price £340,000 Freehold**



Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:

### Hallway

Stair flight to first floor. Radiator. Window to side. Doors to:

### Lounge

14'4" x 13'8"

Inset feature fireplace. Radiator. Sealed unit double glazed bay window to front.



## Kitchen/Diner

20'8" x 13'9"

Fitted with a range of modern matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four electric hob with fitted extractor fan and built in oven under. Further selection of matching units at floor level. Integrated dish washer. Plumbing for washing machine. Fitted breakfast bar. Wall mounted combination boiler providing heating and hot water throughout. Radiator. Obscured sealed unit double glazed door to side. Two sealed unit double glazed window to rear.



### First Floor Landing

Loft access. Built in storage cupboard. Obscured window to side. Doors to:



### Master Bedroom

14'5" x 10'8"

Exposed wooden flooring. Radiator. Two sealed unit double glazed windows to rear.



### Bedroom Two

11'9" x 11'1"

Exposed wooden flooring. Radiator. Two sealed unit double glazed window to front.



### Bedroom Three

9'2" x 8'6"

Radiator. Sealed unit double glazed window to front.





### Bathroom

Modern suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled p'shaped bath with fitted glass screen and central taps. Wall mounted electric shower. Part tiled walls. Heated towel rail. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Majority laid to lawn. Well stocked with flowers, shrubs and bushes. Summer house with patio entraining area. Raised vegetable patch. Two brick built storage areas. Door leading to outside high level W/C. Enclosed by panel fencing. Large open access leading to front.



Alternate Rear & Side View



Outside - Front

Majority laid to lawn. Pathway leading to entrance door under a storm porch. Gate leading to front.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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/08.24

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.

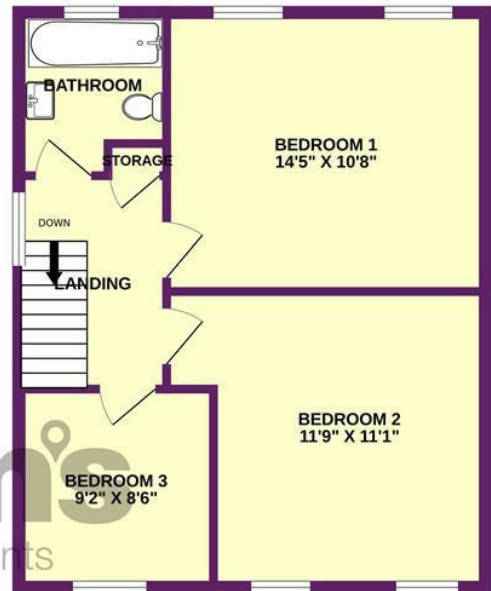




GROUND FLOOR



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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