



Walton Road Kirby-Le-Soken, CO13 0DB

'Willow Cottage' is a well presented character style property originally constructed in the 1880's, situated in the heart of the sought after village of Kirby-le-Soken. This SPACIOUS FIVE DOUBLE BEDROOM DETACHED HOUSE boasts all original features, three bathrooms, three reception rooms and has potential annexe use. The property is conveniently situated set back in a corner plot position offering ample off road parking and a SOUTH FACING garden. At the village centre there is a medieval church and a picturesque green bounded by a row of attractive Georgian houses. There is also a variety of modern housing, a small shop and two public houses, all within easy access of a host of desirable amenities and main travel routes in the area. This unique property combines charming character and space with the peace of the countryside and beauty of the coast with partial backwater views. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Five Bedrooms
- Potential Annexe Use
- Three Bathrooms
- South Facing Rear Garden
- Corner Plot
- Shared Driveway With Ample Off Road Parking
- Character Property
- Partial Backwater Views
- Non-Estate Position
- Council Tax Band - E / EPC Rating - D



Price £590,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit hardwood double glazed character style door leading to:

Hallway

Stair flight to first floor. Laminate flooring. Radiator. Doors to:



Lounge

15'1" x 13'1"

Laminate flooring. Radiator. Sealed unit double glazed leadlight window to front. Double doors leading to:



Kitchen/Diner

20'7" x 11'10"

Fitted with a range of matching white fronted units. Wooden hard edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Electric Rangemaster to remain with fitted extractor hood above. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Integrated Neff dishwasher. Glass display cupboards. Breakfast bar. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to rear garden.



Sitting Room

11" x 11"

Wood effect featured surround with inset electric fire. Radiator. Sealed unit double glazed leadlight window to front. Door to:.



Inner Hall

Doors to:



Bedroom

12'6" x 10'11"

Fitted bookshelf. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear garden. Door to:



En-Suite Wetroom

Low level WC. Wash hand basin. Fitted wall mounted shower attachment with soak and drain away. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured Sealed unit double glazed window to rear.



Kitchen/Utility

12" x 9'10"

Fitted with a range of matching white fronted units. Quartz hard edge work surfaces. Inset butler sink and quartz drainer. Inset four ring electric Neff hob. Built in eye level Neff electric oven. Further selection of matching units both at eye and floor level. Quartz splashback. Tiled flooring. Glass display cupboards. Plumbing for washing machine and tumble dryer. Built in storage cupboard housing Worcester boiler providing heating and hot water throughout. Spotlights. Wall mounted featured radiator. Sealed unit double glazed leadlight window to front. Sealed unit double glazed window to side.



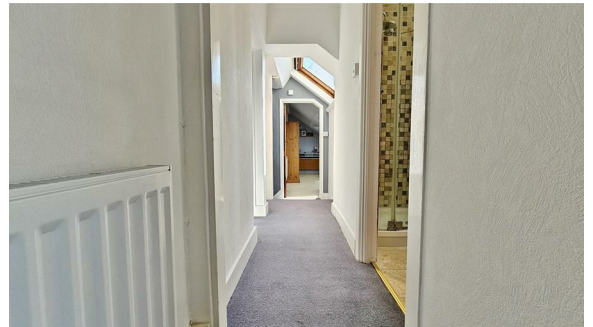
Lobby

Built in storage cupboard. Fitted integral shelving. Loft access. Sealed unit double glazed window to side. Sealed unit double glazed character stable door to side.



Landing

Built in airing cupboard housing hot water cylinder. Built in storage cupboard. Spotlights. Radiator. Sealed unit double glazed velux window to rear. Doors to:



Loft Room/Study

15" x 6'7"

Fitted high gloss storage cupboards. Wall lights. Radiator. Two sealed unit double glazed velux windows to rear. Door to:



Master Bedroom

14'11" x 13'1"

Fitted high gloss wardrobes. Loft access. Radiator. Sealed unit double glazed leadlight window to front with partial backwater views. Door to:



En-Suite

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and high gloss storage cupboard under. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed leadlight sash window to front.



Bedroom Two

13'1" x 11'5"

Fitted wardrobes. Victorian featured fireplace. Radiator. Sealed unit double glazed leadlight window to front with partial backwater views.



Bathroom

Four piece suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Corner panelled bath with wall mounted shower hose attachment. Fitted corner shower cubicle with sliding door and wall and waterfall shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured Sealed unit double glazed window to rear.



Bedroom Three

12'10" x 9'11"

Radiator. Sealed unit double glazed leadlight window to front with backwater views. Sealed unit double glazed window to side.



Bedroom Four

9'4" x 9"

Fitted wardrobes with sliding doors and houses plumbing for washing machine. Radiator. Sealed unit double glazed window to rear.



Outside - Rear

South Facing. Corner plot position. Part wooden decking. Remainder laid to lawn. Beds stocked with an array of trees and shrubs. Raised beds laid to bark. Large shed to remain which could be converted into garden room/summer house/office. Wooden ramp from ground floor bedroom for disabled use. Built in external storage cupboard (previously outside WC). Wide side area with potential to extend S.T.P.P. or create further parking or courtyard garden. Access to front via both sides. Enclosed by panelled fencing.



Alternate Outside Rear View



Outside - Front

Block paved shared driveway providing off street parking for several vehicles. Beds stocked with secluded 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): Yes

Non-Standard Property Features To Note: None

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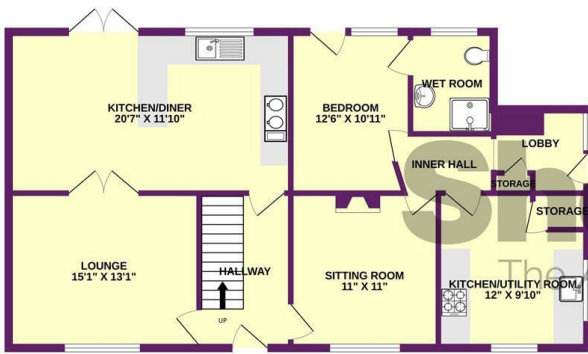
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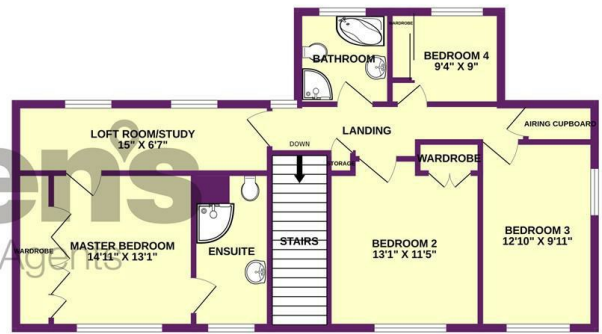
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GROUND FLOOR



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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