



Pyesand Kirby-le-Soken, CO13 0EA

Situated in a quiet sought after village location in Kirby-le-Soken, Sheen's Estate Agents have the pleasure in bringing to market this well presented, EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE. The property has had multiple additions and improvements over the decades by the current owner and now boasts spacious accommodation throughout including a 16' kitchen/diner extension to the rear, utility room and ground floor W/C, solar panels and a stunning, mature secluded rear garden. Within half a mile of the property you will find a local convenience store, two public houses, a well connected bus route and picturesque countryside walks. Frinton-on-seas town centre, seafront and mainline railway station are conveniently located within 2 miles away and an early viewing is highly recommended to fully appreciate the accommodation which is on offer.

- Extended With Three Bedrooms
- 16' Kitchen/Dining Area
- Utility Room & Ground Floor W/C
- Well Established, Landscaped Rear Garden
- Modern Fitted Bathroom Suite
- High Energy Efficiency With Solar Panels
- Sought After Quiet Village Location
- Garage & Off Street Parking
- Must Be Viewed
- EPC Rating B / Council Tax Band C



Price £325,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

Entrance Hall

Stair flight to first floor. Radiator. Sealed unit double glazed window side. Door to:



Lounge

13'4" x 12'7"

Radiator. Sealed unit double glazed window to front. Open access to:



Sitting Room

14' x 9'3"

Built in storage cupboard. Radiator. Open access to kitchen/dining area.



Kitchen Area

14'1" x 7'10"

Fitted with a range of modern matching fronted units. Wood effect rolled edge work surfaces. Further selection of matching units at both eye and floor level. Glass display cupboards. Wine rack. Integrated washing machine. Integrated fridge. Built in under stair storage cupboard. Under unit lighting. Vertical feature panel radiator. Open access to:



Master Bedroom

13'4" to wardrobe x 10'

Built in mirrored sliding wardrobes to one wall. Radiator. Sealed unit double glazed window front.



Bedroom Two

11' x 10'

Radiator. Sealed unit double glazed window rear.



Bedroom Three

8'2" x 7'2"

Built in storage cupboard. Radiator. Sealed unit double glazed window front.



Bathroom

Modern white suite comprising of pedestal wash hand basin. Panelled bath with shower attachment and fitted glass shower screen. Part tiled walls. Fitted extractor fan. Radiator. Obscured sealed unit double glazed window to rear.



Separate W/C

Modern white low level W/C. Fully tiled walls. Obscured sealed unit double glazed window to side.



Utility Room

10'4" max x 7'10"

Fitted wall mounted storage cupboards. Marble effect rolled edge work surface. Space for freezer. Space for tumble dryer. Fitted shelving. Window to rear. Door to rear. Doors to:



Cloakroom W/C

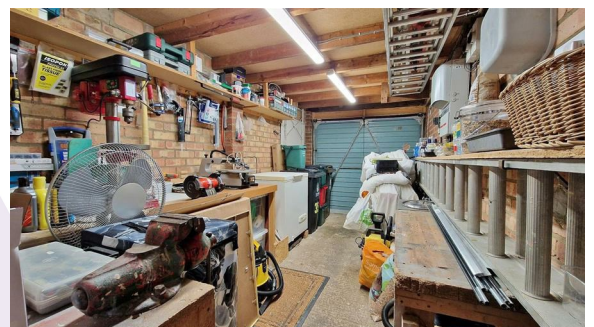
White suite comprising of low level W/C. Pedestal wash hand basin. Tiled splashbacks. Fitted extractor fan. Window to utility.



Garage

17'3" x 7'9"

Power and lighting connected. Up and over door to front.



Outside - Rear

Landscaped, manicured rear garden. Well established with array of flowers, shrubs, bushes and trees. Hard standing patio entertaining area. Shingled areas. Potting shed. Green house. Wooden storage shed. Outside tap. Enclosed by panel fencing.



Alternate Rear View



Outside - Front

Well established with an array of flowers, shrubs and bushes. Hard standing area providing off street parking leading to garage with an up and over door.

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/10.24

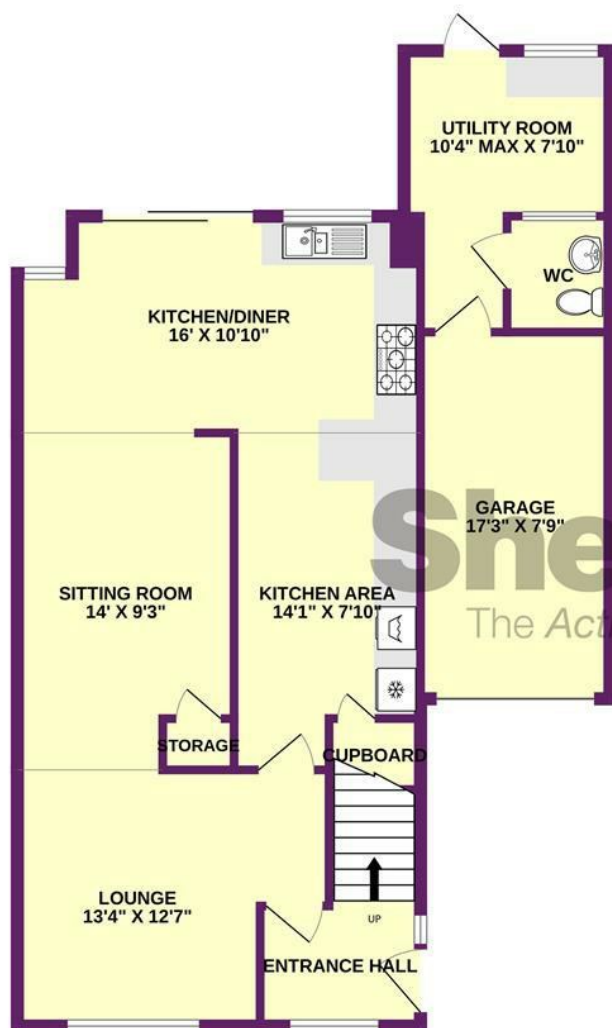
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

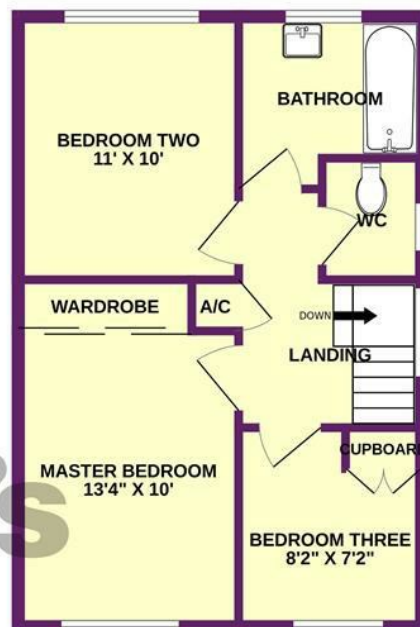
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken 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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