



## Vista Avenue Kirby-le-Soken, CO13 0DW

Being offered with NO ONWARD CHAIN and situated in the sought after village of Kirby-le-Soken, Sheen's Estate Agents have the pleasure in offering for sale this charming THREE BEDROOM DETACHED HOUSE. The property is located in a private no through road and boasts a 19'10" welcoming entrance hall, a ground floor shower room and an en-suite to the master bedroom on the first floor. There is a 19'10" lounge opening onto a 75' west facing landscaped rear garden offering a stable and tack room. Located in the sought after picturesque village of Kirby-le-Soken there is a medieval church, a small shop and two public houses and with Frinton-on-sea situated within one and a quarter miles of the property an early viewing is strongly advisable to avoid disappointment.

- Three Bedrooms
- 19'10" Hallway/Dining Room
- En-Suite To Master Bedroom
- Ground Floor Shower Room
- 75' West Facing Rear Garden
- Stable/Tack Room & Detached Garage
- Sought After Village Location
- Ample Off Street Parking
- No Onward Chain
- EPC Rating TBC/ Council Tax Band - D



**Price £399,995 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite entrance door with two sealed unit double glazed leaded light windows to front leading to:

### Entrance Porch

Vaulted ceiling. tiled flooring. Double glazed hardwood door with sealed unit double glazed leaded light windows leading to:



### Hallway/Dining Room

19'10 x 9'6"

Stair flight to first floor. Engineered wood flooring. Built in under stairs storage cupboard. Part wood panelled walls. Two radiators. Sealed unit double glazed leaded light window to side. Doors to:



### Shower Room

Modern fitted suite comprising of low level W/C with concealed system. Vanity wash hand basin with storage cupboards under. Double length fitted shower cubicle with integrated overhead rainfall shower and separate attachment. Fitted glass shower screen. Matching storage cupboards at both eye and floor level with roll top work surface. Plumbing for automatic washing machine. Heated towel rail. Radiator. Part tiled walls. Fitted extractor fan. Obscured sealed unit double glazed leaded light window to front.



### Lounge

19'10" x 12'

Ornamental brick built feature fireplace with inset log burner and oak mantle. Engineered wood flooring. Fitted shelving and floor level storage cupboards. Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed window to rear. Sealed in at double glazed 'French' style doors giving access to rear.





## Kitchen

11'7" x 9'10"

Fitted with a range of matching fronted units. Wood affect rolled edge work surfaces. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Space for range master cooker with fitted extractor fan above. Further selection of matching units at both eye and floor level. Integrated fridge and freezer. Integrated dishwasher. Part tiled walls. Luxury vinyl flooring. Part wood panelled walls. Radiator. Window to utility/lean to door leading to:



## Lean-To/Utility

12'10" x 5'10"

Rolled edge work surface, Butler style sink. Plumbing automatic washing machine. Cast iron feature radiator. Poly-carbonated roof. Tiled flooring. Obscured sealed unit double glazed window to side. Sealed unit double glazed windows to front and rear aspect. Stable door leading to rear. Hardwood door leading to front.



## First Floor Landing

Built in airing cupboard. Doors to:



## Master Bedroom

13' x 11'10"

Built-in wardrobes and drawers. Further built-in storage cupboard. Radiator. Sealed unit double glazed window to rear. Door leading to:





### En-Suite

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Built-in shower cubicle with integrated shower. Fully tiled walls. Tiled flooring. Heated towel rail. Fitted extractor fan.

### Bedroom Two

14'7" x 9'8"

Built-in eave storage. Radiator. Sealed unit double glazed leaded light window to front. Built-in storage cupboard with stair flight leading to loft storage room.



### Bedroom Three

9'2" x 7'9"

Radiator. Sealed unit double glazed leaded light window to front.



### Cloakroom

White suite comprising of low level W/C. Pedestal wash hand basin. Part wood panelled walls. Wood laminate flooring. Obscured sealed unit double glazed window to side.



## Outside - Rear

75' appox

West facing. Landscaped mature garden. Large patio entertaining area under a pergola. Beds well stocked with flowers, shrubs and bushes. Part laid to lawn. Gate leading to further lawned area with mature shrubs and bushes. Summer house to remain. Further gate leading to a hard standing area with stables and tack room. Greenhouse. Gate leading to front.





### Alternate Rear View



### Outside - Front

Part shingled providing off-street parking. Beds stocking flowers, shrubs and bushes. Further hard standing area leading to a detached garage with electric roller door.



## Garage

Stair flight to loft storage. Power and lighting connected.

## Anti Money Laundering

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 - £150 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.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

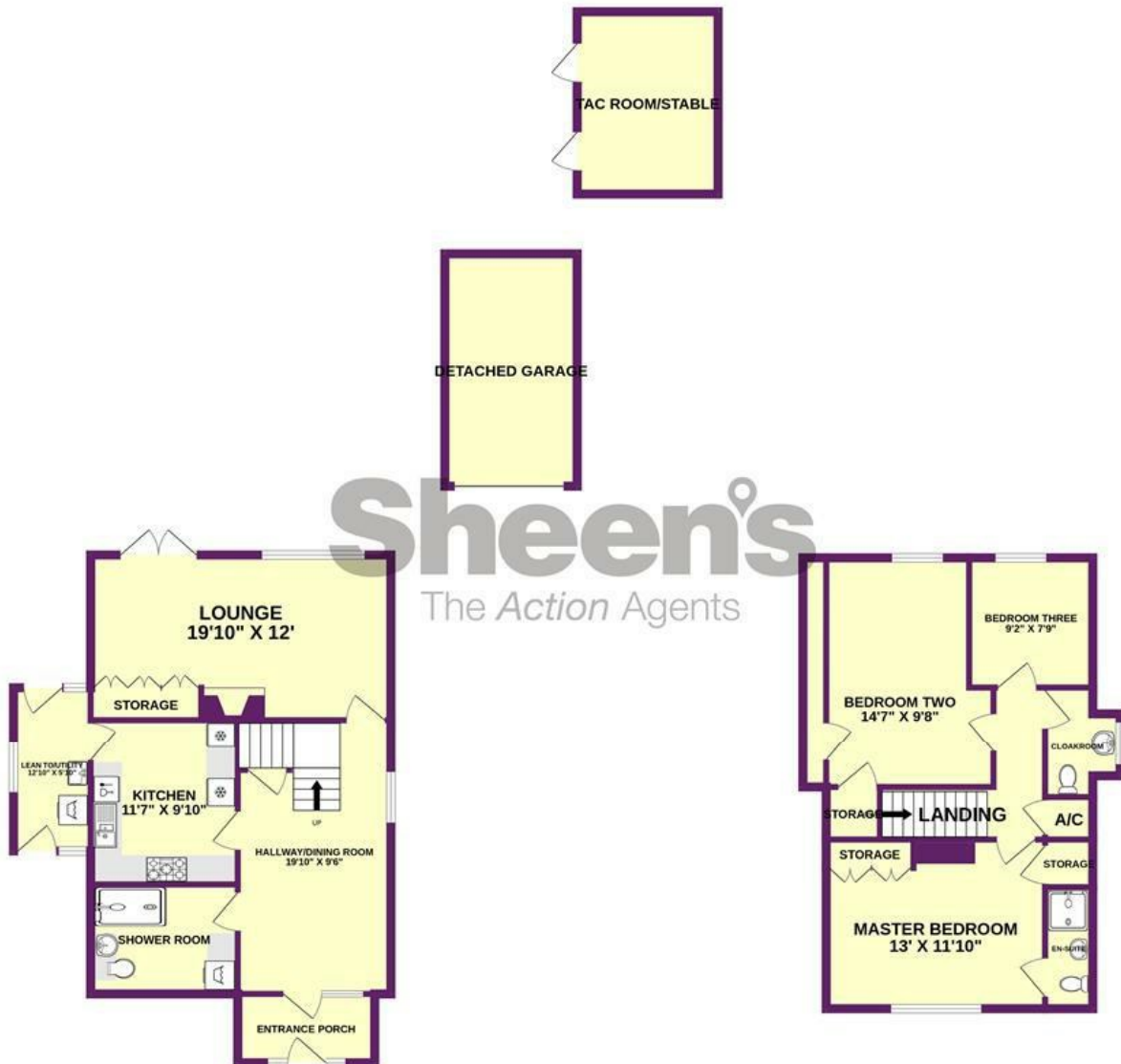
Non-Standard Property Features To Note:





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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