



## Pyesand Kirby-le-Soken, CO13 0EA

Situated in the picturesque village of Kirby-le-Soken, occupying a corner plot, is this FOUR BEDROOM THREE RECEPTION ROOM DETACHED FAMILY HOUSE. The property boasts spacious accommodation throughout with two reception rooms lending themselves to accommodate two ground floor bedrooms. Ground floor shower room, first floor bathroom and a south facing garden. The property is located in a quiet road with distant views to the front and is conveniently within half a mile of the local convenience store and public houses. Frinton-on-sea's mainline railway station, town centre and seafront are located within two miles. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the spacious accommodation on offer.

- Four Bedrooms
- Three Reception Rooms
- Two Potential Ground Floor Bedrooms
- Shower Room & Bathroom
- Quiet Village Location
- South Facing Rear Garden
- Off Street Parking
- Corner Plot
- Close To Convenience Store
- EPC Rating D / Council Tax Band D



**Price £400,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

### Hallway

Stair flight to first floor. Built in storage cupboard. Wood flooring. Two radiators. Doors to all rooms. Door to:-



### Study/Bedroom 6

11'2" x 6'7"

Radiator. Sealed unit double glazed window to front.



### Sunroom/Bedroom 5

13'2" x 7'1"

Wood flooring. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed French doors giving access to rear.



### Utility Cupboard

Plumbing for washing machine. Space for tumble dryer. Tiled flooring. Fuse board.

### Shower Room

White suite comprises low level w/c. Pedestal wash hand basin. Fitted shower cubicle with wall mounted electric shower. Heated towel rail. Tiled splashbacks. Extractor fan.



### Lounge/Diner

32'09" x 12'3" max



### Lounge Area

22'3" x 12'3" max

Fireplace with marble surround. Wood flooring. Radiator. Sealed unit double glazed bay window to front. Open access to:-



## Dining Area

10'9" x 8'6"

Tiled flooring. Sealed unit double glazed door giving access to rear with full length double glazed side panel window. Open access to:-



## Kitchen

11' x 8'

Fitted with a range of beech effect fronted units. Marble effect rolled edge worksurfaces. Inset bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Plumbing for slimline dishwasher. Integrated fridge/freezer. Built in cold cupboard housing wall mounted boiler. Built in storage cupboard. Part tiled walls. Tiled flooring. Sealed unit double glazed window to rear.



## First Floor Landing

Built in airing cupboard housing hot water cylinder. Loft access (fully boarded with power & lighting connected). Obscured sealed unit double glazed windows to side. Door to:-



### Bedroom 1

12' x 9'3"

Radiator. Sealed unit double glazed window to front with distant views.



### Bedroom 2

11' x 9'2"

Radiator. Fitted hanging rails. Sealed unit double glazed window to rear.



### Bedroom 3

11'7" x 7'

Radiator. Sealed unit double glazed window to front with distant views.



### Bedroom 4

11'4" x 7'1"

Radiator. Sealed unit double glazed window to rear.



## Shower Room

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment and fitted glass shower screen. Heated towel rail. Fully tiled walls. Obscured sealed unit double glazed window to side.



### Outside - Rear

South facing. Patio area. Wooden decked area and sand pit. Raised sun deck. Beds enclosed with sleepers, well stocked with flowers, shrubs and bushes. Outside electric socket. Outside tap. Outside lighting. Enclosed by panelled fencing. Access to front via side.



## Outside - Front

Timber constructed bin store to remain. Part laid to lawn. Borders stocked with shrubs and bushes. Plum tree. Hawthorn tree. Hardstanding area providing off street parking.



## 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:

## 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:



**Sheen's**  
The Action Agents

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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**Sheen's**  
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