

CHARTFIELD DRIVE, KIRBY-LE-SOKEN, ESSEX, CO13 0DR

Price

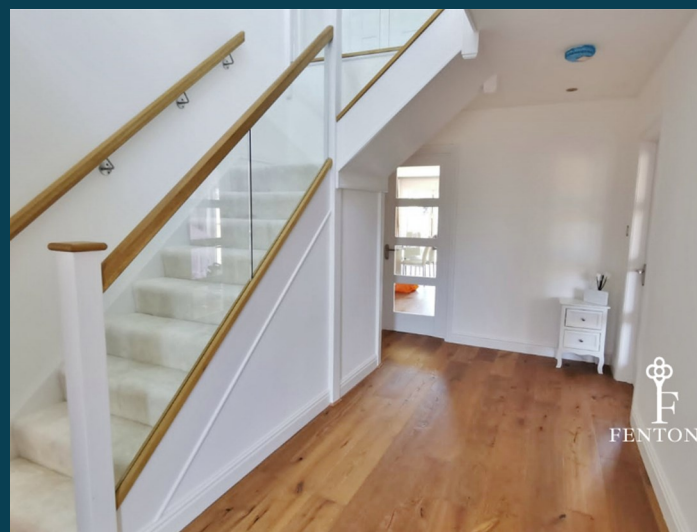
£725,000

FREEHOLD

- Four Bedrooms, One With En-Suite
- Sought After Village Location
- Modernised Throughout To High Standard
- 22' x 18'2" Kitchen/Diner With Bi-Folds Doors To Rear
- 25'7" x 15'2" Lounge & Separate Study
- Ground Floor Cloakroom & First Floor Family Bathroom
- Large Rear Balcony Overlooking Rear Garden
- Double Garage & Ample Off Street Parking
- West Facing Rear Garden
- EPC Rating D/ Council Tax Band - F



FENTONS
ESTATE AGENTS



Located in the picturesque village of Kirby-le-Soken and undergone a complete remodelling and refurbishment by the current owner, Fentons Estate Agents have the pleasure in offering for sale this EXECUTIVE, FOUR BEDROOM DETACHED FAMILY HOME. The property offers 1948 square feet of spacious living accommodation over two floors. To the ground floor there is a large welcoming entrance hall which leads to a 22' kitchen/diner and a 22'5" lounge both with bi-folding doors opening onto the west facing rear garden. To the first floor there are four good proportioned bedrooms with an en-suite to the master bedroom and a large rear balcony accessed via bedroom two. There is ample off street parking for several vehicles at the front and a double garage with an integral door into the property. An early viewing is highly recommended to fully appreciate the property which is on offer.

Accommodation comprises of approximate room sizes

Hallway

Stair flight to first floor. Built in understairs storage cupboard. Engineered oak flooring. Vertical radiator. Doors to built in double length storage cupboard.

Cloakroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Part tiled walls. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side.

Double Garage

17'1" x 14'7"

Electric roller door. Power and lighting connected. Radiator. Four sealed unit double glazed windows to sides.

Study

Vertical radiator. Air conditioning unit. Obscured sealed unit double glazed window to side.

Kitchen/Diner

22' x 18'2"

Fitted with a range of matching fronted units. Square edge solid wood worksurfaces. Inset bowl sink drainer unit with mixer tap. Inset four ring induction hob with extractor hood above. Built in oven and microwave and built in double oven, microwave and grill. Space for American style fridge/freezer. Further selection of matching units at both eye and floor level. Plinth lighting. Engineered oak flooring. Obscured sealed unit double glazed window to side. Sealed unit double glazed bi-folding doors giving access to rear. Integrated dishwasher and washing machine. Open access to:-

Lounge

25'7" x 15'2"

Underfloor heating. Radiator. Vertical radiator. Air conditioning unit. Sealed unit double glazed window to front. Sealed unit double glazed bi-folding doors giving access to rear.

First Floor Landing

Built in double storage cupboard. Loft access. Vertical radiator. Sealed unit double glazed window to front. Door to:-

Bedroom

12'10" x 6'4"

Air conditioning unit. Vertical radiator. Sealed unit double glazed window to rear.

Bedroom

13'9" x 12'3"

Vertical radiator. Air conditioning unit. Sealed unit double glazed window to front. Door to:-

En-suite

Modern white suite comprises low level w/c. Vanity wash hand basin with storage under. Built in double length shower cubicle with wall mounted integrated shower. Part tiled walls. Tiled flooring with underfloor heating. Heated towel rail.

Bedroom

12'10" x 10'

Vertical radiator. Air conditioning unit. Sealed unit double glazed window to front.

Family Bathroom

White suite comprises low level w/c. Free standing roll top bath with shower attachment. Vanity wash hand basin with storage drawers and cupboards under. Built in double length shower cubicle with overhead rainfall shower and wall mounted attachment. Extractor fan. Part tiled walls. Tiled flooring with underfloor heating. Vertical radiator. Obscured sealed unit double glazed window to rear.

Bedroom

13'8" x 10'

Vertical radiator. Engineered oak flooring. Sealed unit double glazed bi-folding doors giving access to rear balcony.

Balcony

Enclosed with glass and metal balustrade. Tiled flooring. Part undercover with pergola style tilting roof.

Outside - Rear

61'

Part raised entertaining patio area. Majority laid to lawn. Enclosed by panel fencing. Outside tap. Outside socket. Outside lights. Access to front via both sides.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.



3 CHARTFIELD DRIVE, KIRBY-LE-SOKEN, ESSEX, CO13 0DR





3 CHARTFIELD DRIVE, KIRBY-LE-SOKEN, ESSEX, CO13 0DR





Disclaimer - Wide Angle Lens Etc

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

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Agents Note

The internal photographs where taken by the current owner and are not property of Fentons Estate Agents.



3 CHARTFIELD DRIVE, KIRBY-LE-SOKEN, ESSEX, CO13 0DR



Call us on

01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band



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.
Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

