



## The Sparlings Kirby-le-Soken, CO13 0HD

Situated in the historic sought after village of Kirby-le-Soken, in a cul-de-sac position benefiting from a SPACIOUS PLOT, Sheen's Estate Agents are delighted in bringing to market this IMMACULATELY presented, FOUR DOUBLE BEDROOM, THREE RECEPTION ROOM DETACHED CHALET. The property is beautifully presented and offers a wide range of family accommodation and is positioned within a quarter of a mile of the local convenience store. Frinton's town centre, seafront and mainline railway station with links to London Liverpool Street, is located approximately one and a half miles away. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Four Double Bedrooms**
- **Three Reception Rooms**
- **Two Bathrooms & Ground Floor Cloak Room**
- **Extended Kitchen/Dining/Family Room**
- **Study Room**
- **Utility Room**
- **Garage & Off Road Parking**
- **Large Spacious Plot**
- **Desirable Location**
- **Council Tax Band - E /EPC Rating - D**



**Offers In Excess Of £485,000 Freehold**

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# The Sparlings, Kirby-le-Soken, CO13 0HD

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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

## Entrance Hall

Stair flight to first floor. Under stair storage cupboard. Porcelain tiled flooring. Radiator. Doors to:



## Snug/Play Room

14'7 x 8'

Karndean flooring. Radiator. Sealed unit double glazed window to front.



## Lounge

14'1 x 12'10

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



## Kitchen/Dining/Family Room

19'9 x 12'10

Fitted with a range of matching white high gloss fronted units. Granite effect work surfaces with inset stainless steel sink and granite drainer. Inset four ring Neff electric hob with extractor hood above. Centre island with high gloss storage cupboards under and breakfast bar seating area. Built in eye level double electric ovens. Space for American style fridge/freezer. Granite splash back. Porcelain tiled flooring. Further selection of matching high gloss units at both eye and floor level. Spotlights. Two radiators. Sealed unit double glazed window to rear. Two sealed unit double glazed French style doors leading to rear garden. Door to:



Alternate Kitchen/Dining/Family Room View



Study

14'2 x 9'2

Fitted storage unit. Laminated flooring. Spotlights. Sealed unit double glazed window to front.



## Inner Hallway

Porcelain tiled flooring. Sealed unit double glazed door to rear. Door to:

## Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage space under. Tiled splash back. Porcelain tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.



## Utility Room

8' x 6'3

Fitted with a range of matching white high gloss fronted units at both eye and floor level. Granite effect work surfaces with plumbing for washing machine and dishwasher under. Space for tumble dryer. Enclosed boiler providing heat and hot water throughout. Porcelain tiled flooring. Spotlights.



## Landing

Loft access with pull down ladder and power and light connected. Built in airing cupboard housing hot water cylinder. Wall lights. Doors to:



## Bedroom 1

12'10 x 11'7

Fitted Sharp wardrobes with sliding doors. Fitted Sharp drawers. Built in wardrobe. Radiator. Spotlights. Sealed unit double glazed window to front.



### Bedroom 2

12'7 max x 11'4

Radiator. Sealed unit double glazed window to front.



### Bedroom 3

11'10 x 10'11

Sharp wardrobes to remain. Radiator. Sealed unit double glazed window to rear.



### Bedroom 4

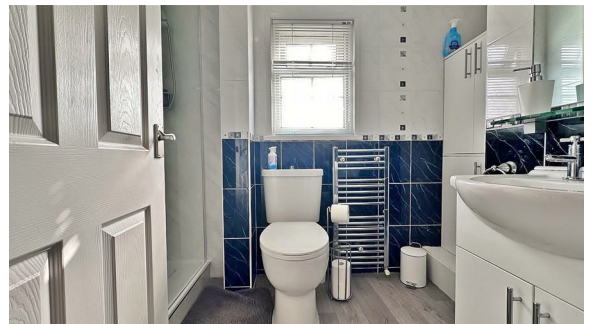
11'5 into door recess x 9'10

Laminate flooring. Radiator. Sealed unit double glazed window to rear.



### Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted shower cubicle with wall mounted electric shower attachment. Fully tiled walls. Vinyl flooring. Fitted high gloss cupboards. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



### Bathroom 2

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard below. Bath with shower attachment over. Fully tiled walls. Porcelain tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



## Outside - Rear

Part grey stone effect paved area. Remainder laid to lawn. Private access to garage with power and light connected. Two large sheds with power and light connected. Further shed for storage. Feature brick wall. Access to front via side gate. Large conifers. Enclosed by panel fencing.



Alternate Outside Rear View



## Outside - Front

Block paved driveway providing off street parking for several vehicles leading to garage with up and over door. Outside lights.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band E - £2831.38

Any Additional Property Charges:

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:: The owner has fitted a new boiler in 2022 after the current EPC was commissioned.

## LE 03.26


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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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.

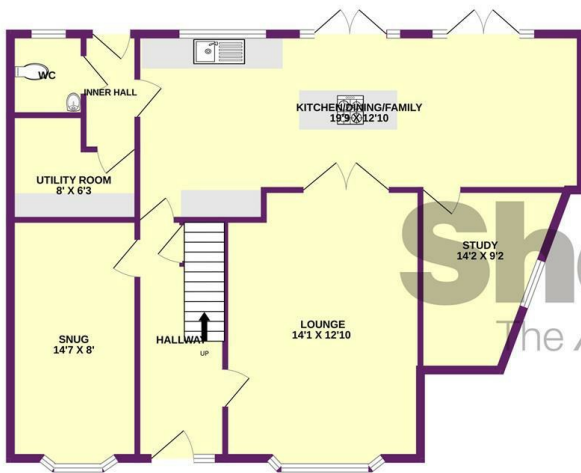
## Agents Note - Restrictive Covenants & Easements o

The property is subject to restrictive covenants and rights contained within the title register, including provisions contained in a transfer dated 14 September 1977. Further details are available via the seller's solicitor and verified by your solicitor.



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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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## Selling properties... not promises

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