

# THE STREET, KIRBY-LE-SOKEN, ESSEX, CO13 0EE

Price

£420,000

FREEHOLD

- Four Bedrooms
- Extended
- Two Reception Rooms
- Ground Floor Shower Room
- Annexe Potential S.T.P.P.
- South Facing Garden
- Off Road Parking
- Village Location
- Council Tax Band - D
- EPC Rating - TBC



**FENTONS**  
ESTATE AGENTS



Fentons are delighted to present this EXTENDED, FOUR BEDROOM DETACHED FAMILY HOME, located in the highly sought-after village of Kirby-le-Soken. The property boasts from spacious versatile accommodation throughout with potential for an annexe S.T.P.P. The village offers a range of local amenities including a convenience store, public houses, and bus services, and is within 2 miles of Frinton-on-Sea. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

**Hallway**

Under stairs storage cupboard. Laminate flooring. Radiator. Door to:

**Cloakroom**

Low level WC. Wash hand basin. Tiled splashback. Tiled flooring.

**Utility Room**

9'4 x 8'3

Fitted with a range of matching fronted units. Granite effect rolled edge work surfaces.

Plumbing for washing machine. Integrated double length tall standing fridge/freezer. Integrated freezer. Speckled splashback. Tiled flooring. Enclosed newly installed combination boiler providing heating and hot water throughout. Pull out pantry cupboard. Further selection of units both at eye and floor level. Open access to kitchen/diner. Open access to:

**Inner Hall**

Tiled flooring. Built in large storage cupboard. Spotlights. Doors to:

**Ground Floor Bedroom**

17'6 x 9'6

Laminate flooring. Radiator. Spotlights. Sealed unit double glazed windows to side and front aspect.

**Shower Room**

Newly installed shower room comprising of low level WC. Pedestal wash hand basin with mixer tap. Walk in shower with fitted shower screen and hose attachment with rainfall shower

head. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

**Kitchen/Diner**

19'6 x 11'10

Newly installed kitchen, fitted with a range of shaker style fronted units. Granite effect rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in double eye level electric oven. Central island with a range of shaker style drawers under and integrated wine cooler. Integrated dishwasher. Speckled splashback. Laminate flooring. Tall standing featured radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed window to side. Sealed unit bi-folding doors leading to rear garden. Open access to:

**Lounge**

13'10 x 11'0

Laminate flooring. Fitted rolled edge work surfaces with range of cupboards under and integral shelving above. Radiator. Double sliding doors leading to:

**Study/Snug**

11'10 x 10'10

Tiled featured surround with inset open fire. Laminate flooring. Wall lights. Radiator. Large sealed unit double glazed window to front.

**Landing**

Loft access. Built in airing cupboard housing radiator and integral shelving. Sealed unit double glazed window to side. Doors to:

### Bedroom One

12'0 x 10'10

Built in wardrobe with integral shelving. Laminate flooring.

Radiator. Sealed unit double glazed window to rear.

### Bedroom Two

11'6 x 11'0

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.

### Bedroom Three

9'3 x 8'3

Radiator. Sealed unit double glazed window to rear.

### Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboards under. Fitter corner shower cubicle with double doors and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.

### Outside - Rear

South Facing. Part paved area. Remainder laid to lawn. Beds laid to soil stocked with an array of trees and bushes. Access to front via side gate. Outside lights. Enclosed by panelled fencing.

### Outside - Front

Off road parking for several vehicles. Remainder laid to lawn.



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Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2025/2026 £2216.84 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:

Non Standard Property Features To Note: N/A

**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.

#### REFERRAL FEES -

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

#### 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.



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Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(35-54) E		
(21-36) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any fixtures 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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