HORSEY ROAD, KIRBY-LE-SOKEN, ESSEX, CO13 0EQ

Price

£325,000

FREEHOLD

- Four Bedroom Family Home
- Two Reception Rooms
- Kitchen/Utility/Conservatory
- Ground Floor Wet Room & First Floor Bathroom
- Corner Plot In Sought After Village
- Wrap Around Rear Garden
- Double Garage & Off Street Parking
- Close To Bus Route & Local Amenities
- EPC Rating TBC
- Council Tax Band - D

4 2 2

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Occupying a corner plot position in the picturesque village of Kirby-le-Soken, Fentons Estate Agents have the pleasure in offering for sale this FOUR BEDROOM DETACHED HOUSE. The property boasts two reception room, a modern fitted kitchen leading into a conservatory with access into the rear garden. There is a ground floor wet room and a first floor family bathroom accompanied by four good sized bedrooms. Outside to the rear, there is a wrap around garden which leads to the double garage via a private door and to the front there is further mature gardens and off street parking for two vehicles. Conveniently the property is located within easy access of a bus stop linking the local areas, the village post office, two public houses and countryside walks. In addition, Frintons town centre, mainline railway station and seafront are located within one and half miles way.

Accommodation comprises of approximate room sizes.

Obscured sealed unit double glazed composite entrance door leading to:-

Hallway
Built in storage cupboard. Tiled flooring. Radiator. Door to:-

Lounge
19'5" x 13'1" nar to10'1"
Ornamental mantle with inset log burner. Two radiators. Sealed unit double glazed leadlight windows to front and side.

Wet Room
White suite comprises low level w/c. Wash hand basin. Wall mounted integrated shower with soak away. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to front. Extractor fan.

Kitchen
11'5" x 8'4"
Fitted with a range of modern matching fronted units. Square edge marble effect worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap. Inset four ring induction hob with extractor hood above. Built in eye level Neff oven. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Serving hatch. Tiled flooring. Open access to:-

Conservatory/Breakfast Room
19'5" x 7'4"
Continuation of matching units and worksurface. Plumbing for washing machine. Plumbing for dishwasher. Glass roof. Sealed unit double glazed windows to rear, front and side aspects. Sealed unit double glazed French doors giving access to rear. Tiled flooring. Radiator. Open access to:-

Dining Room
14'1" x 8'1"
Stair flight to first floor. Continuation of tiled flooring. Radiator.

First Floor Landing
Loft access with pull down ladder. Doors to:-

Bedroom
10'7" x 10'1"
Built in wardrobe. Radiator. Double glazed windows to rear.

Bedroom
9'8" x 7'4"
Radiator. Double glazed window to rear.

Bedroom
13'2" x 10'1"
Radiator. Sealed unit double glazed leadlight window to side.

Bedroom
10'3" x 9'1"
Built in storage cupboard with over head storage. Radiator. Sealed unit double glazed leadlight window to front.

Bathroom
Suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled bath with shower attachment. Built in shower cubicle with wall mounted electric shower. Fully tiled walls. Heated towel rail. Obscured sealed unit double glazed window to front.

Outside - Rear

Wrap around garden to side and front. Part laid to lawn. Part shingled. Rockery with sunken pond. Array of beds stocking flowers, shrubs and bushes. Timber potting shed. Part patio area. Further wooden storage shed. Door to double garage. Enclosed by panel fencing. Gate giving access to front. Gate giving access to side.

Outside - Front

Part laid to lawn with array of shrubs and bushes. Part shingled driveway providing off street parking for two vehicles leading to:-

Double Garage

17'5" x 18'

Two electric roller doors. Power and lighting connected.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: D
Payable 2026/2027 £2316.58 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

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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.

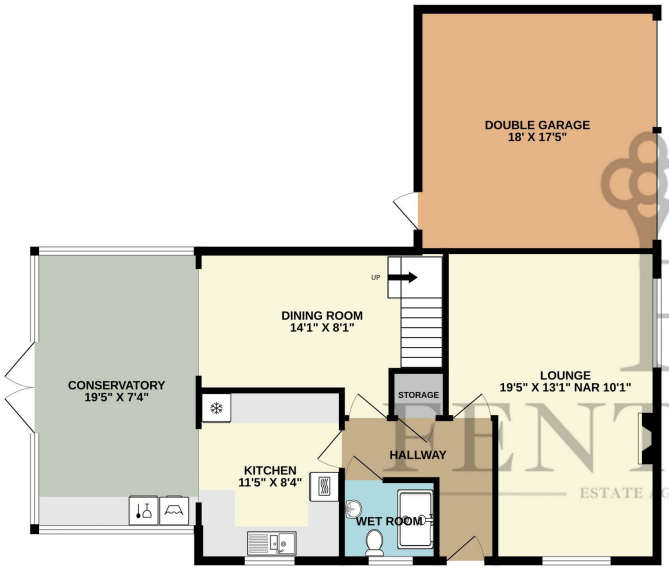
Disclaimer - Wide angle Lens Etc

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.

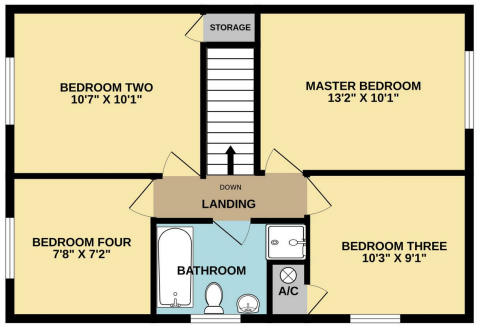
REFERRAL FEES

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

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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Council Tax Band

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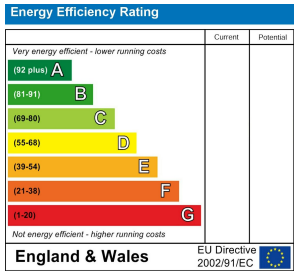

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