



## The Street Kirby-le-Soken, CO13 0EE

Situated in a non-estate position in the picturesque village of Kirby-le-Soken, Sheen's Estate Agents are delighted to offer for sale this modern FOUR BEDROOM DETACHED HOUSE. The property is located within half a mile of local shopping facilities and public houses and within two miles of Frinton's shopping amenities in Connaught Avenue and mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- En-Suite Shower Room
- 17'6" max x 13'2" Lounge/Diner
- 16' x 9'7" Kitchen/Breakfast Room
- Gas Central Heating
- Fully Double Glazed
- Non-Estate Position
- Off Street Parking
- Council Tax Band: E
- EPC Rating C



**Price £380,000 Freehold**

Accommodation comprises with approximate room sizes:-

Double glazed entrance door to:-

### Entrance Hall

Wood laminated floor. Radiator. Returning stair flight to first floor.  
Doors to:-



### Cloakroom

White suite comprises low level w/c. Wash hand basin. Ceramic tiled floor. Radiator. Double glazed window to side.



## Kitchen/Breakfast Room

16' x 9'7"

Fitted with a range of cream laminated fronted units with a wooden effect worksurface. Inset one and a half bowl ceramic sink unit. Drawers, cupboards and storage space under. Integrated dishwasher. Inset four ring ceramic hob with electric oven under. A range of matching wall and larder units with integrated fridge/freezer. Concealed wall mounted combination gas boiler providing heat and hot water throughout (not tested). Chrome extractor hood. Tiled floor. Sunken spotlights. Double glazed windows to side and rear. Double glazed door to side.



### Lounge/Diner

17'6" max x 13'2"

Two radiators. Under stairs storage cupboard. Double glazed window to rear. Double glazed French style double doors to outside.



### First Floor Landing

Radiator. Built in airing cupboard with radiator. Double glazed window to side. Door to:-



### Bedroom 1

11' x 10' plus door recess

Radiator. Double glazed window to rear with farmland views. Door to:-



### En-Suite

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Fitted shower cubicle with wall mounted shower. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail.



### Bedroom 2

16' x 9'8" max

Access to loft. Radiator. Double glazed window to front.



### Bedroom 3

9' x 8'6"

Radiator. Double glazed window to front.



### Bedroom 4

9'2" x 7'7"

Radiator. Double glazed window to rear.



### Bathroom

Part tiled and fitted with a white suite comprises panelled bath with chrome effect mixer tap. Integrated shower with chrome effect attachment. Pedestal wash hand basin. Low level w/c. Ceramic tiled floor. Extractor fan. Double glazed window to side.



### Outside - Front

Mainly block paved providing off street parking for several vehicles. Remainder laid to lawn. Side access to:-



## Outside - Rear

Commencing with paved patio area. Enclosed bark area. Raised shrub beds to rear. Timber storage shed. Remainder laid to lawn. Block paved side seating with timber gate giving access to front.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band E; Payable 2026/2027 £2831.38 Per Annum

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:

## LE06.26

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.

## Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

## Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants and/or Easements on the title of the property. Restrictive covenants and easements are common on properties in England and these should always be looked at by your legal representative who can advise you further



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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents