

# HORSEY ROAD, KIRBY-LE-SOKEN, ESSEX, CO13 0DZ

Price

**£332,500**

FREEHOLD

- Three Bedrooms
- Modernised Throughout With Newly Installed Roof
  - 21' max L-Shaped Lounge/Diner
  - Newly Fitted Kitchen & Bathroom
    - Ground Floor Cloakroom
    - Sought After Village Location
- 52' Approx Secluded South Facing Rear Garden
  - Garage & Off Street Parking
    - EPC Rating D
    - Council Tax Band - C



**FENTONS**  
ESTATE AGENTS



Having undergone a programme of modernisation and refurbishment by the current owners and located in the sought after village of Kirby-le-Soken, is this THREE BEDROOM DETACHED FAMILY HOME. To the ground floor there is a generous L-shaped, 21' lounge/diner with patio doors opening onto the secluded 52' south facing rear garden, a newly fitted kitchen and a ground floor cloakroom. To the first floor you will find good proportioned bedrooms with an oversized newly fitted bathroom. The property is located within easy reach of the local convenience store, two village public houses, the backwaters with picturesque walks and is situated within two miles of Frinton's town centre and seafront.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door with matching obscured glazed window panel leading to:

#### Hallway

Stair flight to first floor. Radiator. Doors to:

#### Cloakroom

White suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with cupboard under. Tiled splashback. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.

#### Lounge/Diner

21' max x 18'5" max

L-shaped. Inset feature fireplace. Three radiators. Two sealed unit double glazed windows to front with roller blinds. Sealed unit double glazed patio doors with picture length window to rear. Door to:

#### Kitchen

10'4" x 7'10"

Newly fitted with a range of matching fronted units. Rolled edge work surfaces. Inset ceramic bowl sink drainer unit with mixer tap. Inset four ring 'Neff' induction hob. Further selection of matching units at both eye and floor level. Built in eye level 'Neff' oven with slide and hide door. Plumbing for automatic washing machine. Vinyl flooring.

Sealed unit double glazed window to rear. Obscured sealed unit double glazed door giving access to rear.

#### First Floor Landing

Built in airing cupboard housing hot water cylinder. Loft access with pull down ladder.

Doors to:

#### Master Bedroom

13'8" x 9'5"

Built in storage cupboard. Radiator. Sealed unit double glazed window to front with fitted blinds.

#### Bedroom Two

12'3" x 8'2"

Radiator. Sealed unit double glazed window to front with fitted blinds.

#### Bedroom Three

9' x 8'5"

Built in storage cupboard housing wall mounted boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear with rolled blind.

#### Bathroom

Newly fitted white suite comprising of low W/C with concealed cistern. His and hers vanity wash hand basin with storage cupboards under. Panelled bath with wall mounted integrated shower controls and overhead 'rainfall' shower and separate attachment.

PVC wall panelling. Luxury vinyl flooring. Radiator.  
Obscured sealed unit double glazed window to rear.

#### Outside - Rear

52' approx

Secluded and south facing. Part patio entertaining area.  
Majority laid to lawn. Borders well stocked with flowers,  
shrubs and bushes. Outside tap. Private access to garage.  
Enclosed by panel fencing.

#### Outside - Front

Part laid to lawn with shingled border. Hard standing  
area providing ample off street parking leading to a  
garage with an up and over door.

#### Agents Note

Along with the modern refurbishments throughout, the  
owner has informed us that they have recently installed  
a new roof with increased loft insulation, new carpets  
and flooring throughout and updated the cladding to the  
front with concrete weather boards.

#### 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.



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#### 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

#### 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



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Call us on

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[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

**Council Tax Band**

**C**



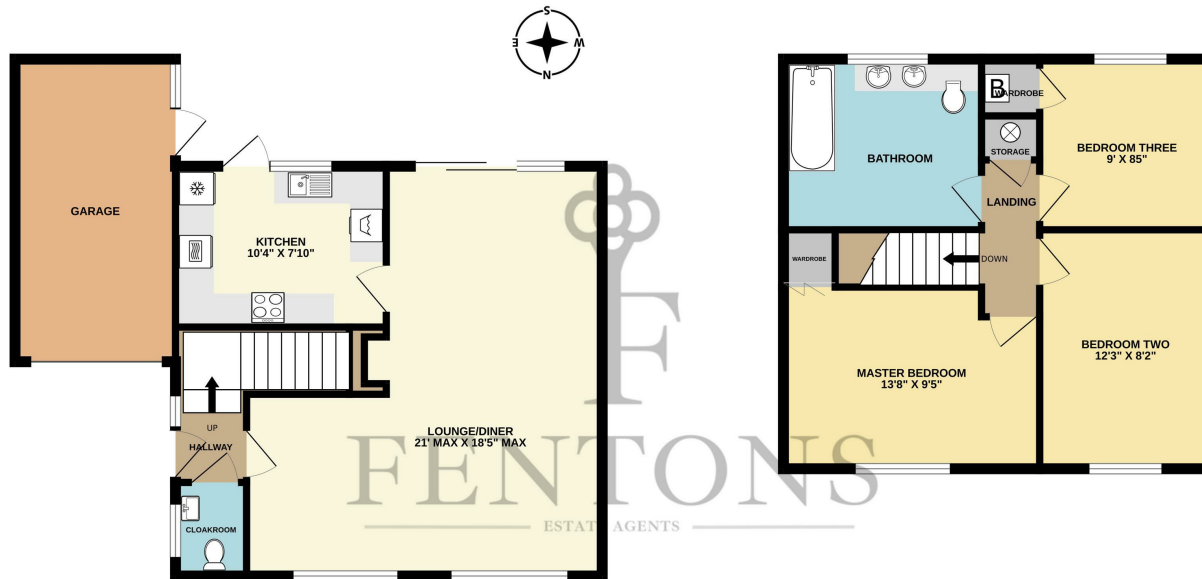
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>		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

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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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