



## Horsey Road Kirby-le-Soken, CO13 0DZ

Located in the popular, picturesque village of Kirby-le-Soken is this THREE BEDROOM DETACHED FAMILY HOME. The property has been recently renovated by the current owners and boasts a 52' south facing rear garden, a spacious living/dining room area ground floor cloakroom, an amazing size family bathroom with ample off street parking leading to a garage. The property is located in a quiet non-estate position within three hundred metres of the local convenience store and bus stops. Frinton-on-sea's town centre, mainline railway station and seafront are within two miles of the property.

- Three Bedrooms
- Ground Floor Cloakroom
- 21' max Lounge/Diner
- Newly Fitted Kitchen
- Newly Fitted Bathroom Suite
- Village Location
- 52' South Facing Garden
- Off Street Parking & Garage
- Council Tax Band D
- EPC Rating D

Price £340,000 Freehold



## Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

### ENTRANCE HALL

Double glazed window to side, Stair flight to first floor. Radiator. Doors to:

### GROUND FLOOR CLOAKROOM

Recently fitted. White suite comprising of low level WC with storage either side. Vanity hand basin with cupboard under. Tile splash back. Matching tiled floor. Radiator. Double glazed window to side.



### LOUNGE/DINER

21' max x 18'5 max

L shaped Lounge/diner. Three radiators. Two Double glazed windows to front. Double glazed sliding doors to garden.



LOUNGE/DINER



## KITCHEN

10'4 x 7'10

Newly fitted modern Kitchen. Comprises of laminated work surfaces with inset single drainer ceramic sink unit. Inset 4 ring electric 'Neff' hob. Integrated waist height 'Neff' oven. Built in fridge freezer. All appliances not tested. Plumbing and space for washing machine. Selection of matching high gloss units at eye and floor level. Double glazed window to rear. Double glazed door leading to garden.



## FIRST FLOOR LANDING

Storage cupboard housing hot water cylinder (not tested). Loft access. Doors to:

## BEDROOM ONE

13'8 x 9'5

Double glazed window to front. Radiator. Built in storage cupboard.



## BEDROOM TWO

12'3 x 8'2

Double glazed window to front. Radiator.



## BEDROOM THREE

9' x 8'5

Double glazed window to rear. Radiator. Storage cupboard housing wall mounted gas boiler (not tested).



## BATHROOM

Recently fitted beautifully presented, spacious bathroom featuring a panelled bath with a glazed shower screen and overhead rainfall shower. The room boasts an expansive vanity unit with twin wash basins, integrated storage, and a concealed-cistern WC. Radiator. Double glazed window rear.



## OUTSIDE REAR

52' approx.

The property features a generous, fully enclosed south facing rear garden, perfect for outdoor entertaining. Leading from the house is a paved patio area providing ample space for dining, which steps up to a level lawn bordered by established shrubs and timber fencing. The garden is thoughtfully arranged with multiple seating areas. Outside tap and door leading to the garage.



## OUTSIDE FRONT

The property offers a private driveway providing essential off-road parking, which leads to a linked garage with an up-and-over door. The front garden is neatly laid to lawn with a low-maintenance gravel border

## GARAGE

Up and over door. Door leading to garden.

## AGENTS NOTES

Along with the refurbishments, the owner has informed us that they have recently installed a new roof and increased the loft insulation along with updated cladding to the front.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C; Payable 2025/2026 £1970.52 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:

## Agents Note - Restrictive Covenants on Title & Eas

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further.

The property is subject to a standard service easement (dated 17 May 1971) which grants rights for the passage of water and soil through pipes and sewers located beneath the land. This includes access for maintenance and repairs, subject to the surface being made good by the party carrying out the works.

## LE0226

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).

## Particular Disclaimer -

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.

## Draft Details -

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

