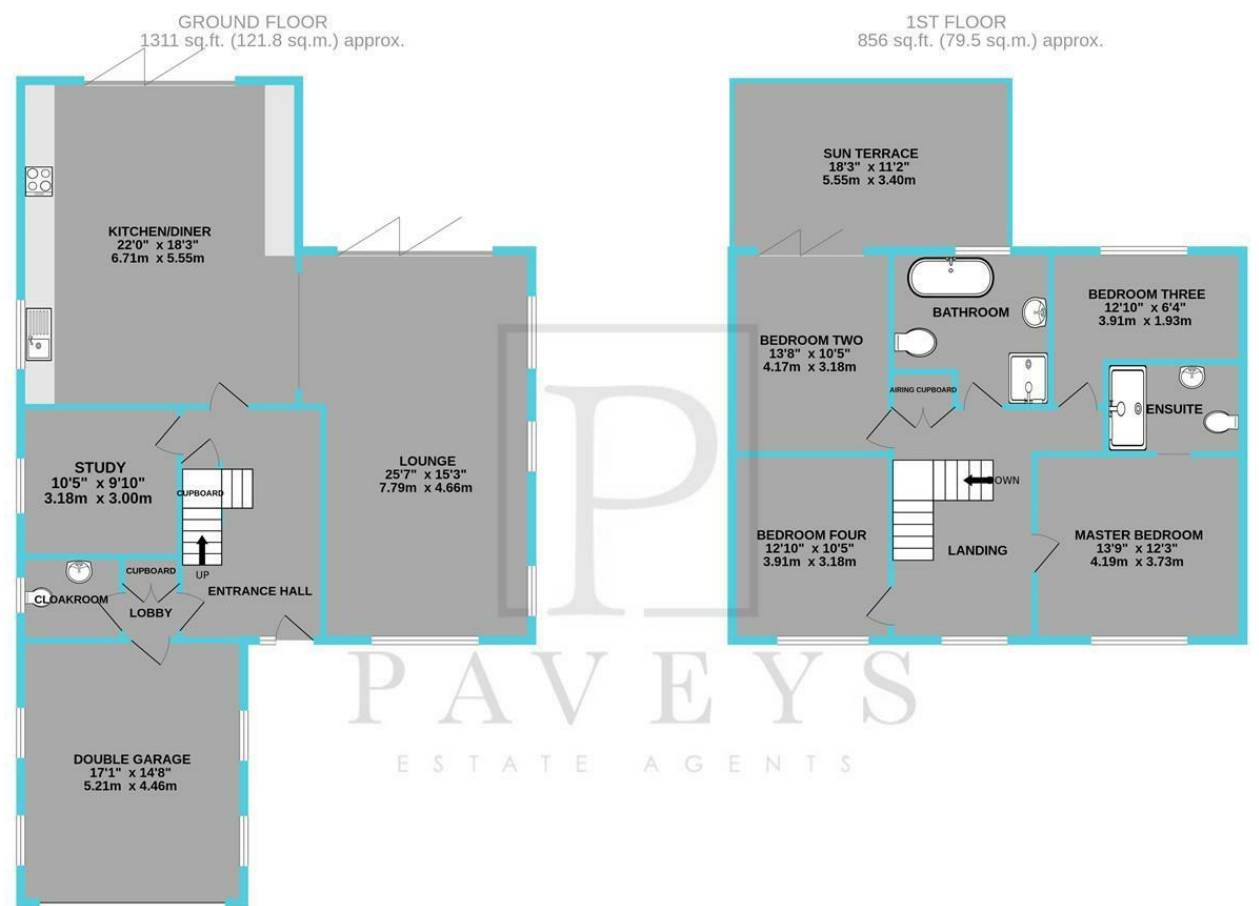


3, Chartfield Drive  
Kirby-Le-Soken, CO13 0DR

Price £725,000 Freehold



Paveys Estate Agents are delighted to bring to the market this STUNNING FOUR BEDROOM DETACHED HOUSE located in the village of Kirby-Le-Soken. This detached family home has been modernised throughout by the current vendors and is located in a much sought after road. The property offers approximately 2167 square ft of stylish open plan living accommodation which has been finished to an very high standard. The stand out feature of this property is the light and spacious open plan kitchen/dinner and lounge with two sets of bi fold doors to the rear garden. Other key features include a generous reception hall, master bedroom with en-suite shower room, three further bedrooms, family bathroom, and private roof terrace. The property is set in landscaped gardens with an integral double garage and extensive block paved driveway. It is located within close proximity to Titchmarsh Marina and the Walton Backwaters which is an area of outstanding natural beauty and a haven for wildlife. Within the village is a village store, St Michael's Church, tennis club, bowls club, playing fields and popular public house. Call Paveys today to reserve an appointment. An early viewing is advised in order to appreciate the accommodation on offer. Call Paveys today to arrange an appointment.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	77
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	61
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA : 2167 sq.ft. (201.3 sq.m.) approx.  
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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#### ENTRANCE HALL

Double glazed entrance door and side panel to front aspect, engineered oak flooring, radiator, smooth ceiling, under stairs storage cupboard, feature turn flight stair case with glass balustrade to First Floor.

#### LOUNGE 25'7 x 15'3 (7.80m x 4.65m)

Double glazed windows to front and side, aluminium double glazed bi-folding doors giving access to rear, smooth ceiling with spot lights, air conditioning unit, engineered oak flooring, radiator.

#### KITCHEN/DINER 22' x 18'3 (6.71m x 5.56m)

Double glazed window to side, aluminium double glazed bi-folding doors giving access to rear, smooth ceiling with spot lights, matching over and under counter units, solid wooden work tops and upstands, inset sink and tap, built in double oven, built in microwave, space for american fridge freezer, built in dishwasher, engineered oak flooring, radiator.

#### INNER LOBBY

Built in cloaks cupboard with double doors, smooth ceiling, door to Cloakroom, engineered oak flooring, door to Double Garage.

#### CLOAKROOM

White suite comprising low level WC and pedestal wash hand basin. Double glazed window to side, oak flooring, part tiled walls, radiator.

#### STUDY 10'5 x 9'10 (3.18m x 3.00m)

Double glazed window to side, fitted carpet, smooth ceiling, radiator.

#### FIRST FLOOR

##### FIRST FLOOR GALLERY LANDING

Feature gallery landing, double glazed window to front, fitted carpet, smooth ceiling, loft access, built in double airing cupboard, radiator.

##### MASTER BEDROOM 13'8 x 12'3 (4.17m x 3.73m)

Double glazed window to front, fitted carpet, smooth ceiling, door to En-Suite, radiator.

##### EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin, walk in double shower with wall mounted shower, smooth ceiling with spot lights, part tiled walls and tiled floor, under floor heating, heated towel rail.

##### BEDROOM TWO 13'8 x 10'5 (4.17m x 3.18m)

Aluminium double glazed bi-folding doors to Roof Terrace, engineered oak flooring, smooth ceiling, radiator.

##### ROOF TERRACE 18'3 x 11'2 (5.56m x 3.40m)

Large Roof Terrace with glass offering stunning countryside and Walton Backwater views.

##### BEDROOM THREE 12'10 x 10'5 (3.91m x 3.18m)

Double glazed window to front, fitted carpet, smooth ceiling, radiator.

##### BEDROOM FOUR 12'10 x 6'4 (3.91m x 1.93m)

Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

#### BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin, roll top bath with mixer taps, walk in double shower cubicle with wall mounted shower, double glazed window to rear, part tiled walls, smooth ceiling with spot lights, tiled floor, radiator.

#### OUTSIDE FRONT

Extensive block paved front driveway providing off street parking for several vehicles, access to garage, gated access to rear.

#### OUTSIDE REAR

Private garden with large raised Indian slate patio area, steps leading down to lawn area, outside tap, gated access to front.

#### INTEGRAL DOUBLE GARAGE 17'2 x 14'7 (5.23m x 4.45m)

Electric roller shutter door, four double glazed windows to either side, power and light connected (not tested), wall mounted boiler (not tested), integral door to Inner Lobby.

#### IMPORTANT INFORMATION

Council Tax Band: F

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

#### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

#### AGENTS NOTES

The internal photographs where taken by the current owner and are not property of Paveys Estate Agents.

#### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

#### REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.