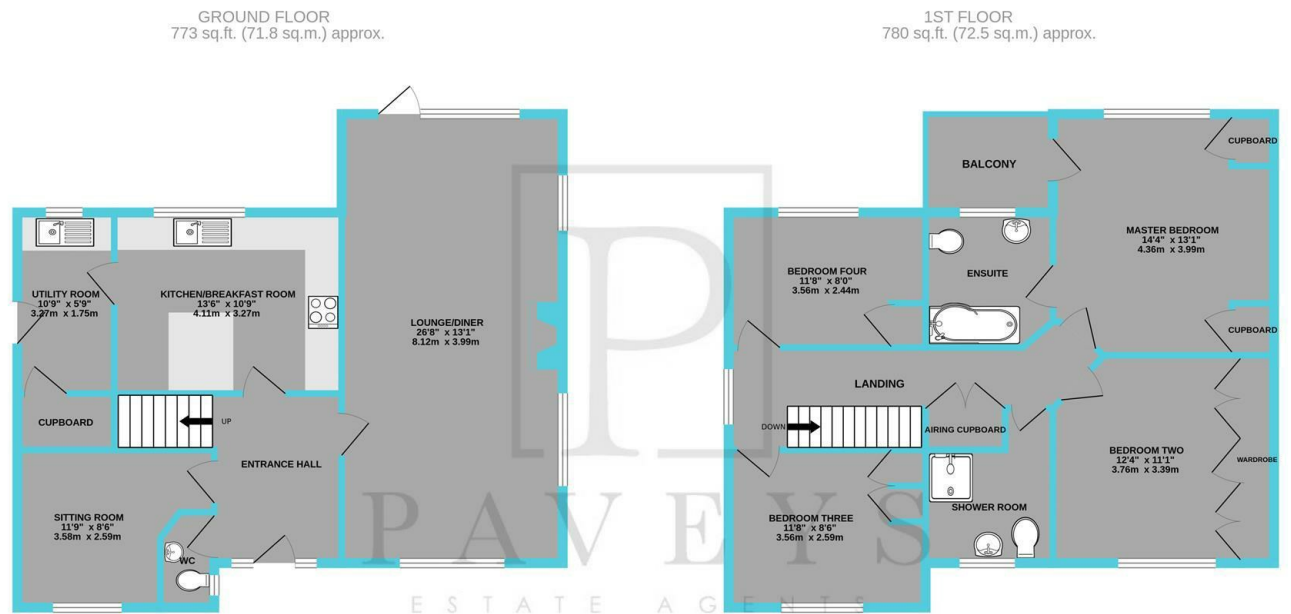




4, The Sparlings  
Kirby-Le-Soken, CO13 0HD  
Price £650,000 Freehold

**NO ONWARD CHAIN! LOCATION, LOCATION, LOCATION**

This immaculate TURN KEY DETACHED HOUSE enjoys a peaceful village location and gorgeous far reaching countryside views and views of St Michael's Church. It is set on a generous plot approaching 0.75 of an acre of established gardens and has a detached double garage, ample parking and NO ONWARD CHAIN. The property has been fully refurbished from top to bottom and benefits from a spacious lounge diner with feature fuel burner and views over the garden, kitchen breakfast room, utility room, sitting room, four spacious bedrooms with storage, master bedroom with en suite bathroom and balcony with views and shower room. An internal viewing is highly recommended in order to appreciate this great family home and its location. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 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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Energy Efficiency Rating	
Current	Potential
93	60

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	G

**ENTRANCE HALL**

Hardwood entrance door with two double glazed side panels to front aspect, LVT flooring, smooth and coved ceiling, door to Cloakroom, stair flight to First Floor, radiator.

**CLOAKROOM**

White suite comprising low level WC and vanity wash hand basin. Double glazed window to side, LVT flooring, smooth and coved ceiling, radiator.

**LOUNGE DINER 26'8 x 13'1 (8.13m x 3.99m)**

Double glazed full height picture window and door to rear with gorgeous, uninterrupted views of the garden, double glazed windows to front and side aspects, fitted carpet, smooth and coved ceiling, spot lights, fitted wall lights, feature fuel burner with slate hearth, TV point, radiators.

**KITCHEN BREAKFAST ROOM 13'6 x 10'9 (4.11m x 3.28m)**

Extensive range of modern slate grey under counter units, matching full height cabinets and breakfast bar with cupboards beneath. Wood effect work tops and upstands, inset sink and drainer with mixer tap, built in eye level oven and microwave, electric hob with extractor hood over, integrated dishwasher, integrated fridge freezer, cupboard housing wall mounted Valiant boiler (not tested by Agent). Double glazed window to rear with views over the garden, laminate flooring, smooth and coved ceiling, spot lights, extractor fan, door to Utility Room, radiator.

**UTILITY ROOM 10'9 x 5'9 (3.28m x 1.75m)**

Fitted base unit with wood effect work tops and upstands, under mount sink with mixer tap, space and plumbing for washing machine, space for tumble dryer. Double glazed window to rear with views over the garden, LVT flooring, smooth and coved ceiling, spot lights, radiator.

**SITTING ROOM 11'9 x 8'6 (3.58m x 2.59m)**

Double glazed window to front, LVT flooring, panelled ceiling, radiator.

**FIRST FLOOR**

**FIRST FLOOR LANDING**

Double glazed window to side, fitted carpet, smooth and coved ceiling, built in double airing cupboard, radiator.

**MASTER BEDROOM 14'4 x 13'1 (4.37m x 3.99m)**

Double glazed window to rear with stunning far reaching views over the garden and open countryside, fitted carpet, two built in cupboards, smooth and coved ceiling, spot lights, door to Balcony, door to Ensuite Bathroom, radiator.

**ENSUITE BATHROOM**

White suite comprising low level WC, vanity wash hand basin and P shaped bath with shower and glass screen over. Double glazed window to rear, laminate flooring, part tiled walls, smooth and coved ceiling, fitted wall light, radiator.

**BALCONY**

Private balcony with retaining balustrade affording stunning far reaching views over the garden and open countryside.

**BEDROOM TWO 12'4 x 11'1 (3.76m x 3.38m)**

Double glazed window to front with countryside views and views of St Michaels Church, fitted carpet, smooth and coved ceiling, spot lights, wall to wall built in wardrobes, radiator.

**BEDROOM THREE 11'8 x 8'6 (3.56m x 2.59m)**

Double glazed window to front, fitted carpet, smooth and coved ceiling, spot lights, two built in storage cupboards, radiator.

**BEDROOM FOUR 11'8 x 8' (3.56m x 2.44m)**

Double glazed window to rear with stunning far reaching views over the garden and open countryside, fitted carpet, built in cupboard, smooth and coved ceiling, spot lights, radiator.

**SHOWER ROOM**

White suite comprising low level WC, vanity wash hand basin and double walk in shower with glass screen. Double glazed window to front, laminate flooring, part tiled walls, fitted wall light, shaver point, smooth and coved ceiling, radiator.

**DETACHED DOUBLE GARAGE**

Twin up and over doors, pitched and tiled roof, power and light connected (not tested by Agent), parking to the front.

**THE GROUNDS**

The property sits on a plot approaching 0.75 of an acre of beautiful, established gardens which sit adjacent to open fields. The plot is predominately laid to lawn with established fern tree and established shrub borders. There is a good sized patio area and several timber sheds. To the front of the property is a generous lawned garden retained by laurel hedgerows and ferns, blossom tree, countryside views, access to the detached garage, gated access to the rear garden.

**IMPORTANT INFORMATION**

Council Tax Band:  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating:  
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.

**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 us 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.