



**PLOT 7, 4 TAMARISK CLOSE,
KIRBY-LE-SOKEN, ESSEX, CO13 0GG
£570,000 (Asking Price)**

DESCRIPTION:

"A HOME WITH A VIEW ". Brand new detached family home forming part of a small private development backing onto the local village church, which we understand dates back to the 14th century. The development is situated within the heart of this unspoilt village which offers amenities including the "Red Lion " public house and village stores. There is also excellent main road access to neighbouring villages and town centres including Thorpe le Soken and Frinton on Sea both offering an array of shopping facilities and main line railway. An internal viewing is highly recommended to appreciate the quality of the construction of this home and peaceful location.

DIRECTIONS:

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East leading into Kings Parade. At the end of Kings Parade, bear right at the roundabout signposted B1032 . Proceed across the marshes through the village of Gt. Holland under the railway bridge, right at the mini roundabout, and left at the next mini roundabout into Halstead Road. Proceed along Halstead Road for approx one mile, turn left at the junction into Thorpe Road and Tamarisk Close will be found as a new turning on the left hand side.

THE ACCOMMODATION (WITH approximate measurements) COMPRISES:

- * FOUR BEDROOMS * TWO ENSUITES *
- * 18'5 x 11' LOUNGE with FEATURE WOODBURNER *
- * 26'9 x 10'10 LUXURY FITTED KITCHEN DINER with NUMEROUS INTEGRATED APPLIANCES & QUARTZ WORKTOPS ** 11'1 x 8'1 STUDY / BEDROOM FIVE * 9' UTILITY ROOM with FITTED TUMBLE DRYER AND WASHING MACHINE ** FAMILY BATHROOM * GROUND FLOOR CLOAKROOM ** 13'8 x 8'6 GALLERIED LANDING *
- * UNDERFLOOR GAS HEATING TO GROUND FLOOR AND RADIATORS TO FIRST FLOOR * DOUBLE GLAZED THROUGHOUT *
- * BUILDZONE TEN YEAR WARRANTY * CARPETS INCLUDED ** 23' DETACHED GARAGE * WIRING FOR EV CHARGING POINT *
- * STUNNING VIEWS OVER CHURCH GROUNDS * SOLE AGENTS * CGI IMAGES SHOWN ARE FOR GUIDELINE PURPOSES ONLY *

FIRST FLOOR: BEDROOM ONE: 13'9 (4.19m) x 11'0 (3.35m)
Radiator. Windows to side and rear with views over church grounds. Door to:

ENSUITE BATHROOM: 8'8 (2.64m) x 8'6 (2.59m)
White suite comprising ,panelled bath with mixer tap, shower attachment, floating hand wash basin, enclosed low level WC, shower cubicle. Radiator. Tiled flooring, part tiled walls. Downlighters. Extractor fan. Window to rear.

BEDROOM TWO: 13'6 (4.11m) x 11'0 (3.35m)
(plus door recess). Radiator. Loft access. Window to rear with views over church grounds. Door to:

ENSUITE SHOWER ROOM:
Walk in shower , floating hand wash basin, enclosed low level WC. Heated towel rail. Tiled flooring, part tiled walls. Downlighters. Fitted cabinet. Extractor fan.

BEDROOM THREE: 11'0 (3.35m) x 7'8 (2.34m)
Radiator. Window to front.

BEDROOM FOUR: 11'0 (3.35m) x 7'8 (2.34m)
Radiator. Window to front.

BATHROOM: 8'2 (2.49m) x 7'4 (2.24m)
White suite comprising, panelled bath with mixer tap, shower attachment, floating hand wash basin, enclosed low level WC. Shower cubicle. Radiator. Tiled flooring, part tiled walls. Heated towel rail. Downlighters. Window to front.

GALLERIED LANDING: 13'8 (4.17m) x 8'6 (2.59m)
Turning stairflight to ground floor.

RECEPTION HALLWAY:
Composite entrance door to reception hallway. Underfloor heating. Tiled flooring. Airing cupboard, built in storage cupboard. Door to:

GROUND FLOOR CLOAKROOM:
Comprising low level WC, floating hand wash basin. Fitted cabinet . Part tiled walls, tiled flooring. Underfloor heating. Downlighters. Window to front.

LOUNGE: 18'5 (5.61m) x 11'0 (3.35m)
Fitted wood burner with beamed mantle and marble hearth. Underfloor heating. Bi-folding doors to garden.

STUDY / BEDROOM FIVE: 11'1 (3.38m) x 8'1 (2.46m)
Underfloor heating. Window to front.

KITCHEN DINER: 26'9 (8.15m) x 10'10 (3.30m)
Luxuriously appointed with a range of grey coloured laminated fronted units, Quartz work tops, matching upstands, inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards with lighting below, inset five ring electric hob with extractor hood above and Quartz splashback, built in double oven with cupboard storage above and below, integrated dishwasher, fridge and freezer. Purpose built breakfast bar. Underfloor heating. Tiled flooring. Window to front. Bi-folding doors to garden. Internal door to:

UTILITY ROOM: 9'0 (2.74m) x 8'6 (2.59m)
With matching grey coloured fronted units with laminated work surfaces, inset single drainer sink unit with mixer tap, cupboards under, fitted washing machine and tumble dryer. Wall mounted gas boiler. Underfloor heating. Tiled flooring. Double glazed door to outside.

OUTSIDE:
Bark chippings to front garden. Block paved driveway leading to detached garage (23'1 x 9'9) with power and light connected, electric up and over door. Side gate to be fitted leading to Westerly facing lawned rear garden, full width paved patio area. Outside tap, outside lighting. Wiring for electric UV charging point. The rear garden benefits from a stunning view of the local village 14th century church.

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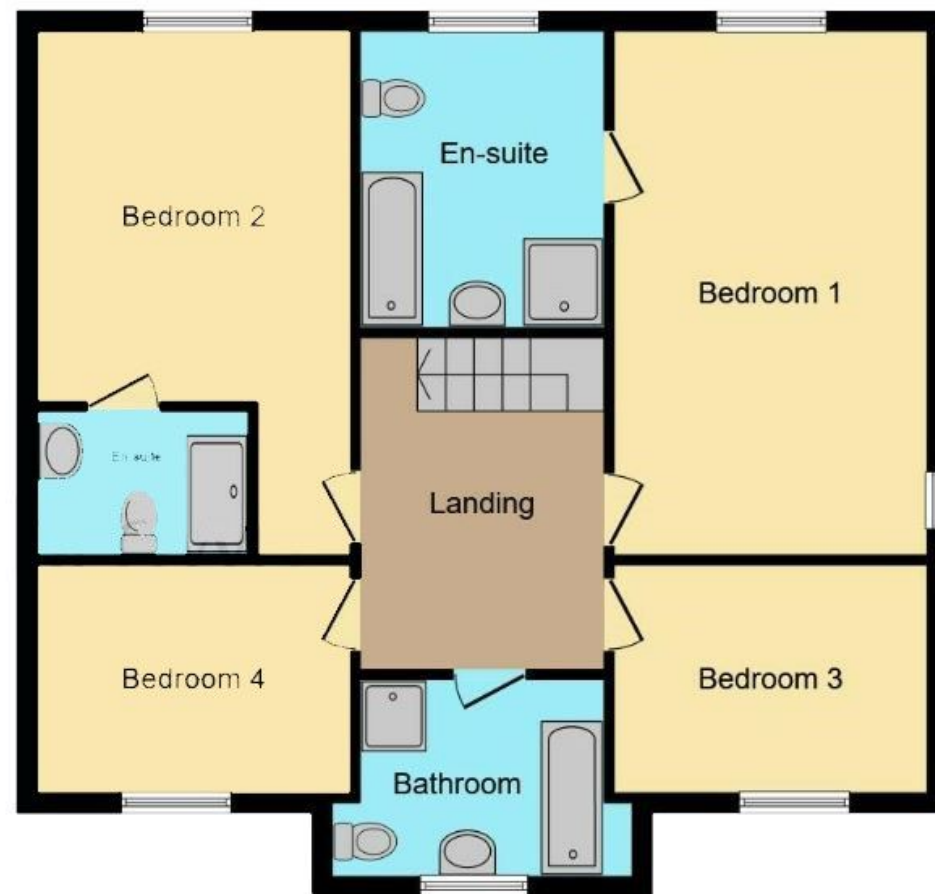








Ground Floor



First Floor