



**HILLCREST,  
KIRBY LE SOKEN, ESSEX, CO13 0EB  
£245,000 (Asking Price)**

**DESCRIPTION:****NO ONWARD CHAIN**

Blake & Thickbroom are pleased to be offering for sale this this extended two bedroom semi detached bungalow situated in a cul de sac position. The property is located in the highly regarded Kirby le Soken area and an internal inspection is recommended to avoid missing out.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront along Marine Parade East for approximately one mile leading into Kings Parade. Proceed to the end of Kings Parade, bear right at the roundabout sign posted B132 Frinton & Walton Road. Proceed across the marshes and through the village of Gt Hollan for approximately 3 miles, under the railway bridge and bear right at the mini roundabout. Turn left at the next mini roundabout into Halstead Road. Proceed pass Kirby Primary school, down the hill and just before you reach the end of the road, turn right into Horsey Road. Proceed for a short while turning right into Hillcrest. The property can be found on the left hand side.

**THE ACCOMMODATION (WITH approximate measurements) COMPRISES:**

\* SOLE AGENTS \* NO ONWARD CHAIN \*

\* TWO BEDROOMS \* 17'9 x 11'8 LOUNGE \*

\* 17'9 x 8'9 KITCHEN/DINER \* GAS HEATING \* DOUBLE GLAZING \*

\* OFF ROAD PARKING \* GARAGE \*

\* VIEWING RECOMMENDED \*

**ENTRANCE PORCH:**

Replacement double glazed entrance door to entrance porch. Entrance door to entrance hall.

**ENTRANCE HALL:**

Radiator, access to loft, storage cupboards. Doors to all rooms.

**BEDROOM ONE:** 14'0 (4.27m) x 9'8 (2.95m)

Radiator, two fitted wardrobes, replacement double glazed window to front.

**BEDROOM TWO:** 10'0 (3.05m) x 9'8 (2.95m)

Radiator, fitted wardrobe, replacement double glazed window to front.

**BATHROOM:**

Fitted with low level WC, pedestal hand wash basin, pea shaped bath with shower attachment and shower screen. Extractor fan, part tiled walls, heated towel rail. Replacement double glazed window to side.

**LOUNGE:** 17'9 (5.41m) x 11'8 (3.56m)

Radiator, log burner, replacement double glazed sliding doors to garden. Access to kitchen/diner.

**KITCHEN DINER:** 17'9 (5.41m) x 8'9 (2.67m)

Fitted with cream coloured fronted units comprising laminated rolled edge work surfaces with inset single drainer sink unit with mixer tap. Cupboards, drawers and storage space under, range of eye level cupboards. Fitted oven, electric hob with extractor fan above. Wall mounted gas boiler, part tiled walls, replacement double glazed windows to side and rear. Door to garden.

**OUTSIDE:**

Concrete driveway providing off road parking and leading to garage. The remainder is laid to lawn. The garage has up and over door, service door to garden. Pedestrian side access to rear garden. The rear garden comprises of decked area adjacent to the bungalow with steps to the remainder of the garden which is laid to lawn with a variety of shrubs and trees. The rear garden is partially retained by wooden panel fencing.

**AGENTS NOTES:**

Material information for this property

Tenure is Freehold. Council Tax Band: C EPC: D.

Services connected

Electricity: Yes

Gas: Yes

Water: Yes

Sewerage type: Mains

Telephone and broadband coverage: Yes

Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges: No

Non standard property features to note: None





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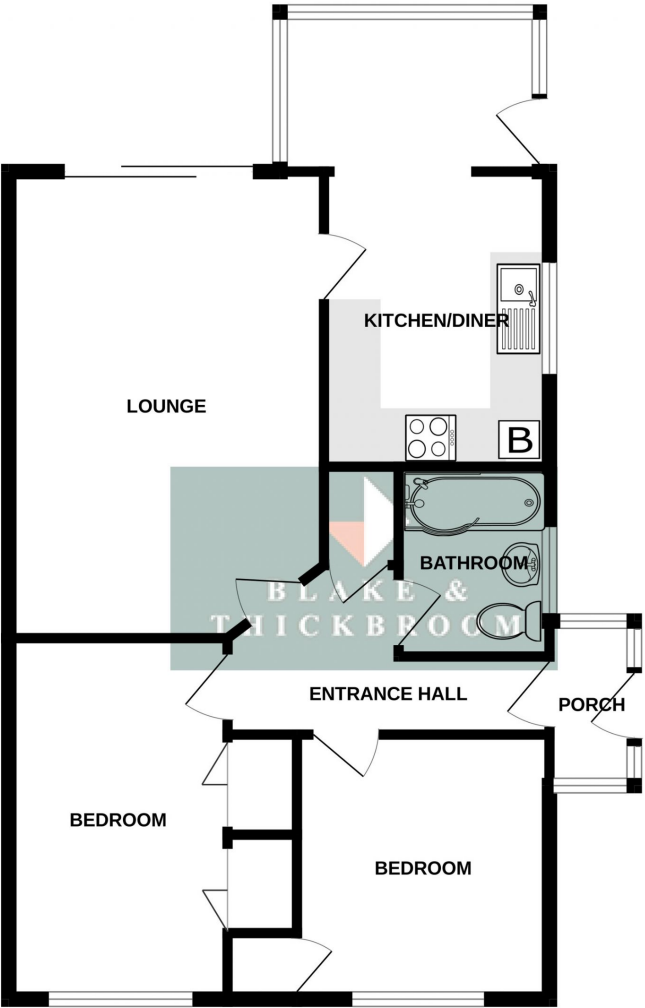
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GROUND FLOOR



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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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