



THE STREET,  
KIRBY-LE-SOKEN, ESSEX, CO13 0EE  
**£420,000 (Asking Price)**

**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this extended detached family home situated within the highly regarded village of Kirby le Soken. This popular village hosts a convenient store, public houses, bus stops and is within a 10 minute drive of Frinton on Sea and major supermarket outlets. The property is also affording potential for annexe accommodation and an internal viewing is recommended to fully appreciate the versatility of this detached property.

**DIRECTIONS:**

Sat nav - use postcode CO13 0EE.

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

- \* THREE FIRST FLOOR BEDROOMS \* GROUND FLOOR BEDROOM FOUR \*
- \* 13'10 x 11' LOUNGE with OPEN FIREPLACE \*
- \* 11'10 x 10' SNUG / STUDY AREA \*
- \* 19'6 x 11'10 KITCHEN DINER \*
- \* UTILITY AREA \* GROUND FLOOR SHOWER ROOM \*
- \* FIRST FLOOR SHOWER ROOM \*
- \* GAS HEATING \* DOUBLE GLAZING \*
- \* APPROX 65' SOUTH FACING REAR GARDEN \* OFF ROAD PARKING \*
- \* NO ONWARD CHAIN \*
- \* VIEWING RECOMMENDED \*

**ENTRANCE HALL:**

Recessed double glazed entrance door to entrance hall. Radiator. Laminate flooring. Stairflight to first floor.

**GROUND FLOOR CLOAKROOM:**

White suite comprising of pedestal wash basin, low level WC. Tiled flooring.

**LOUNGE:** 13'10 (4.22m) x 11'0 (3.35m)

Radiator. Open fireplace with tiled surround. Laminate flooring. UPVC double glazed picture window to front, sliding double doors to:

**SNUG / STUDY AREA:** 11'10 (3.61m) x 10'10 (3.30m)

Radiator. Laminate flooring. Access to entrance hall. Open plan to:

**KITCHEN DINER:** 19'6 (5.94m) x 11'10 (3.61m)

Fitted with a range of laminated fronted units comprising of laminated work surfaces with inset one and a half bowl sink unit with cupboards, drawers and storage space under, central work station / island with cupboards under. Upstanding radiator. Double glazed window to side, double glazed bi-folding windows giving access to rear garden. Open access to:

**UTILITY AREA:** 9'4 (2.84m) x 8'3 (2.51m)

(to fitted storage units). Fitted base units, eye level cupboards and work surfaces. Further access to entrance hall. Door to:

**INNER LOBBY:**

Further doors to ground floor bedroom and shower room.

**GROUND FLOOR BEDROOM:** 17'6 (5.33m) x 9'6 (2.90m)

(max). Radiator. Laminate flooring. Double glazed windows to front and side aspects.

**SHOWER ROOM:**

Refitted with a white coloured suite comprising of walk in shower enclosure, pedestal wash basin, low level WC. Chromium effect radiator. Fully tiled walls, tiled flooring. Double glazed window to side.

**FIRST FLOOR LANDING:**

Built in airing cupboard. Access to loft. Double glazed window to side. Doors to bedrooms and shower room.

**BEDROOM ONE:** 12'0 (3.66m) x 10'10 (3.30m)

Radiator. Double glazed window to rear.

**BEDROOM TWO:** 11'6 (3.51m) x 11'0 (3.35m)

(to fitted wardrobes). Radiator. Double glazed window to front.

**BEDROOM THREE:** 9'3 (2.82m) x 8'3 (2.51m)

(max). Radiator. Double glazed window to rear.

**SHOWER ROOM:**

Comprising of shower quadrant, vanity wash basin, low level WC. Chromium effect radiator. Fully tiled walls. Double glazed window to front.

**OUTSIDE:**

Hardstanding to front affording off road parking for three vehicles. The rear garden is approximately 65' in length, enjoying a southerly aspect and is predominantly lawned with two paved patio areas. The garden is partially retained by timber panelled fencing.

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**AGENTS NOTES:**

Material information for this property.

Tenure is Freehold.

Council Tax Band D.

EPC Rating TBC.

Services Connected.

Electricity - Yes.

Gas - Yes.

Water- Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to [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 properties features to note - Yes. This property has been extended to the rear and to the side. We have been advised this was carried out under permitted development rights. We are of the opinion, that with some minor alterations, the ground floor bedroom and shower room could be incorporated into the utility area and used as a ground floor annexe.





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