



**DESCRIPTION:**

Blake & Thickbroom are pleased to be offering this individually designed 2016 built detached family home occupying a semi rural position within the village of Kirby le Soken. This impeccably presented family home has been built on a generous plot with a sizeable rear garden backing onto open countryside towards the Walton backwaters. The village of Kirby le Soken hosts a village store/post office, pubs and St Michael's Church and is within a five minute drive of major supermarket outlets and the charming seaside town of Frinton on Sea with its award winning beaches.

**DIRECTIONS:**

PROCEED FROM: Clacton's town centre along the seafront on Marine Parade East for approximately one mile leading into Kings Parade. Continue to the end of Kings Parade, taking the second exit on the right of the mini roundabout onto the B1032 Frinton & Walton road. Proceed across the marshes through the village of Gt Holland, continue along this road for approximately two miles, under the railway bridge. At the roundabout, turn right and then immediately left into Halstead Road. Proceed to the end of Halstead Road, turn right into Walton Road. Proceed past the Ship Public House on left hand side, continue past the Post Office stores on the right hand side. Proceed past the turning on the right called Old Stables and then after 50 yards or so, turn left into the driveway and the property will be immediately ahead of you.

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

\* THREE DOUBLE BEDROOMS, ONE WITH ENSUITE SHOWER ROOM \*

\* 13' x 10'9 BEDROOM FOUR / SITTING ROOM \* 12'2 UTILITY ROOM \*

\* LUXURIOUSLY APPOINTED OPEN PLAN LOUNGE KITCHEN DINING FAMILY ROOM \* G/F BATHROOM \* F/F SHOWER ROOM \*

\* MAINS GAS UNDERFLOOR HEATING GROUND FLOOR (RADIATORS TO FIRST FLOOR) \*

\* UPVC DOUBLE GLAZING \* 18'6 x 18'2 DETACHED GARAGE WITH TWIN UP AND OVER DOORS \*

\* SIZEABLE LANDSCAPED REAR GARDEN BACKING ONTO FARMLAND AND AFFORDING VIEWS OVER WALTON'S BACKWATERS \*

\* HIGHLY ENERGY EFFICIENT ( EPC RATING B) \*

\* IN EXCESS OF 2,000 SQ. FT. OF ACCOMMODATION \* TURNKEY PRESENTATION \* VIEWING ADVISED \* SOLE AGENTS \*

**ENTRANCE HALL:**

Sizeable oak framed storm porch with tiled flooring and inset lighting above leading to composite style entrance door, leading to entrance hall. Heated tiled flooring in reception area with stairflight to first floor, further heated wooden flooring. Built in double cloaks cupboard. Doors to master bedroom, reception room/bedroom four and double doors leading to open plan kitchen dining family room.

**KITCHEN AREA:** 15'8 (4.78m) x 12'1 (3.68m)

Luxuriously appointed with a range of Shaker style units with granite work surfaces with bolt under one and a half bowl sink unit with mixer tap over, eye level cupboards with work surface lighting, additional plinth lighting, integrated five ring gas hob, double oven, fridge freezer and dishwasher. Heated tiled flooring. Door to utility room. Double glazed window to rear overlooking rear garden with open plan access to family room.

**FAMILY ROOM:** 19'7 (5.97m) x 12'10 (3.91m)

Recessed wood burner. Heated floor. Twin aspect bi-folding doors overlooking patio and rear garden with distant views.

**UTILITY ROOM:** 12'2 (3.71m) x 11'3 (3.43m)

Fitted with a range of matching Shaker style units with laminated work surfaces and inset single drainer sink unit with matching eye level cupboards, matching cupboard housing wall mounted gas boiler. Heated tiled flooring. Double glazed window and door to rear garden.

**BEDROOM FOUR / SITTING ROOM:** 13'0 (3.96m) x 10'9 (3.28m)

(plus recess). Bespoke alcove fitted cupboards. Underfloor heating. Part panelled walls. Double glazed window to front.

**MASTER BEDROOM:** 16'0 (4.88m) x 10'9 (3.28m)

(max). Fitted wardrobes. Underfloor heating. Double glazed window to front. Door to:

**ENSUITE SHOWER ROOM:**

Fitted with double width shower enclosure, hanging wash basin with cupboards under, enclosed cistern WC. Chromium effect towel rail. Heated tiled flooring. Double glazed window to side.

**GROUND FLOOR BATHROOM:**

Spacious room comprising of a white suite with panelled bath, mixer tap and shower attachment, hanging vanity wash basin with cupboards under, low level WC. Heated tiled flooring. Chromium effect towel rail. Double glazed window to side.

**FIRST FLOOR: LANDING:**

Vaulted ceiling overlooking entrance hall. Access to loft. Doors to bedrooms and shower room.

**BEDROOM TWO:** 16'3 (4.95m) x 16'3 (4.95m)

Dormer windows. Radiators. Double glazed window to front, further double glazed window to rear affording farm views and distant views over Walton's backwaters towards Harwich.

**BEDROOM THREE:** 16'6 (5.03m) x 13'0 (3.96m)

(plus recess). Fitted triple wardrobes. Radiators. Double glazed window to front.

**FIRST FLOOR SHOWER ROOM:**

Recessed glazed shower enclosure, low level WC, hanging vanity wash basin with cupboards under. Tiled flooring. Chromium effect towel rail/radiator. Double glazed window to rear.

**OUTSIDE:**

Sweeping driveway to front affording ample off road parking leading to formal lawned areas with mature planting. Pedestrian access to rear garden and access to detached garage, brick built (18'6 x 18'2) with double glazed service door to side and double glazed window to rear. Twin up and over doors to front, power and light connected.

**LAWNED REAR GARDEN:**

Impressive landscaped rear garden, predominately lawned with raised flower and shrubbery beds, substantial paved patio area adjacent to the rear of the property, partially covered by feature pergola and sun canopy, path leading to the foot of the garden with attractive trellis work concealing large vegetable garden with raised vegetable patches and boxes. Potting sheds, greenhouse and timber workshop with power and light connected. Additional covered storage area is found to the side of the house. As previously mentioned, the property backs onto open countryside with views across Walton's backwaters and distant views of the shipping port of Harwich.















GROUND FLOOR

1ST FLOOR



THE BRAMLEYS, KIRBY LE SOKEN, ESSEX, CO13 0DA

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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