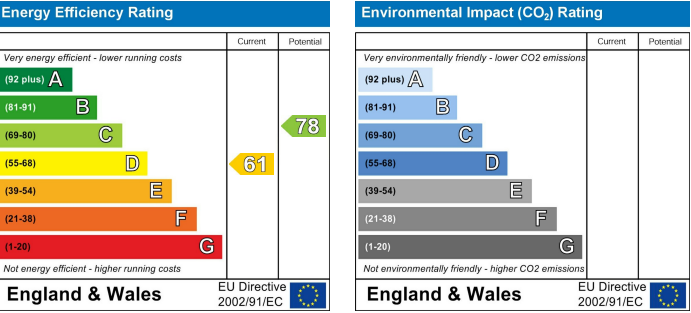
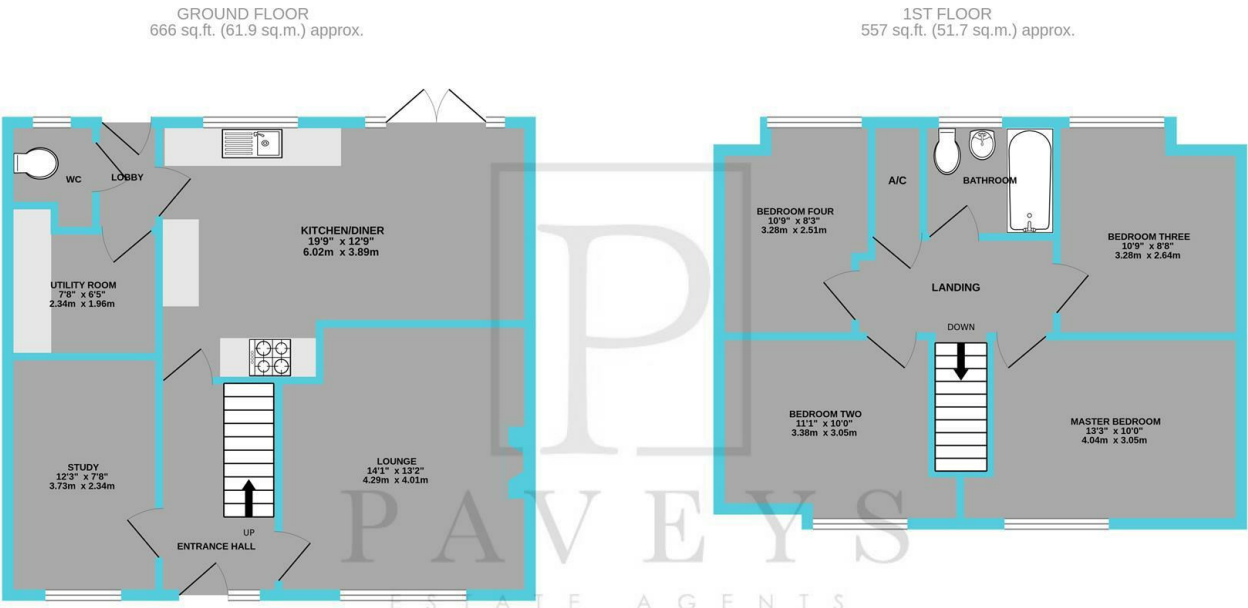




3, Crabtree  
Kirby-Le-Soken, CO13 0HF  
Price £405,000 Freehold



Positioned at the end of a peaceful cul-de-sac in the village of Kirby-le-Soken is this DETACHED FAMILY HOME with PRETTY ESTABLISHED GARDEN. This great sized family home has two reception rooms, open plan kitchen diner, utility room, four bedrooms, family bathroom and cloakroom. The charming rear garden is stocked with a wonderful array of flowers and shrubs and has a covered patio area with feature pergola. There is off road parking to the front. "Crabtree" is located in the heart of the village and within close proximity to St Michaels Church, the church hall, popular public houses, Kirby Playing Fields and beautiful rural walks at the Walton Backwaters. An early viewing is advised in order to appreciate the location of this property. Call Paveys to arrange your appointment to view.



**ENTRANCE HALL**  
Composite entrance door and double glazed side panel to front aspect, fitted carpet, stair flight to First Floor, coved ceiling, under stair storage area, radiator.

**LOUNGE 14'1 x 13'2 (4.29m x 4.01m)**  
Double glazed window to front, fitted carpet, coved ceiling, feature fireplace with ornate surround, TV point, radiator.

**KITCHEN DINER 19'9 x 12'9 (6.02m x 3.89m)**  
Range of gloss over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Zanussi double oven and hob, space for fridge freezer. Double glazed window to rear overlooking the garden, double glazed double doors with full height window panels to rear, tiled flooring, door to Lobby, part coved ceiling, part tiled walls, radiator with cover over.

**UTILITY ROOM 7'8 x 6'5 (2.34m x 1.96m)**

**CLOAKROOM**  
White suite comprising low level WC and counter top wash hand basin. Double glazed window to rear, tiled flooring, part tiled walls, radiator.

**LOBBY**  
UPVC double glazed door to rear, tiled flooring, doors to Utility Room & Cloakroom, radiator.

**STUDY 12'3 x 7'8 (3.73m x 2.34m)**  
Double glazed bow window to front, laminate flooring, coved ceiling, radiator.

**FIRST FLOOR**

**FIRST FLOOR LANDING**  
Fitted carpet, built in airing cupboard, loft access.

**MASTER BEDROOM 13'3 x 10' (4.04m x 3.05m)**  
Double glazed window to front, fitted carpet, radiator.

**BEDROOM TWO 11'1 x 10' (3.38m x 3.05m)**  
Double glazed window to front, fitted carpet, radiator.

**BEDROOM THREE 10'9 x 8'8 (3.28m x 2.64m)**  
Double glazed window to rear, fitted carpet, radiator.

**BEDROOM FOUR 10'9 x 8'3 (3.28m x 2.51m)**  
Double glazed window to rear, fitted carpet, radiator.

**BATHROOM**  
White suite comprising low level WC, concealed system with work top housing wash hand basin and bath with folding screen and shower over. Double glazed window to rear, tiled flooring, part tiled walls, wall mounted cupboards, chrome heated towel rail.

**OUTSIDE FRONT**  
Block paved in and out driveway with parking for ample vehicles, mature planting, gated access to rear garden.

**OUTSIDE REAR**  
A very private, unoverlooked garden, lawn area bordered by established flower and shrub borders, fruit trees, exterior lighting, paved patio area with pergola over, shaded shingled area, timber shed, gated access to front.

**IMPORTANT INFORMATION**  
Council Tax Band: D  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: D  
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.