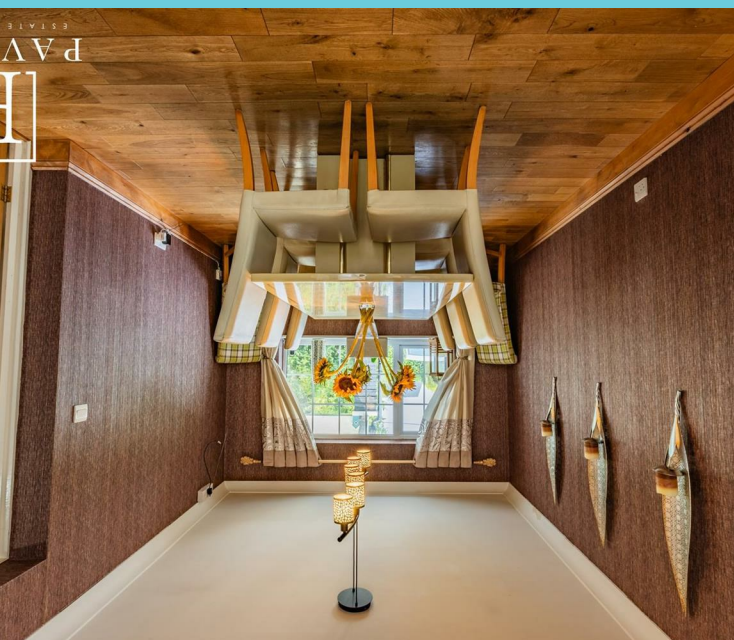
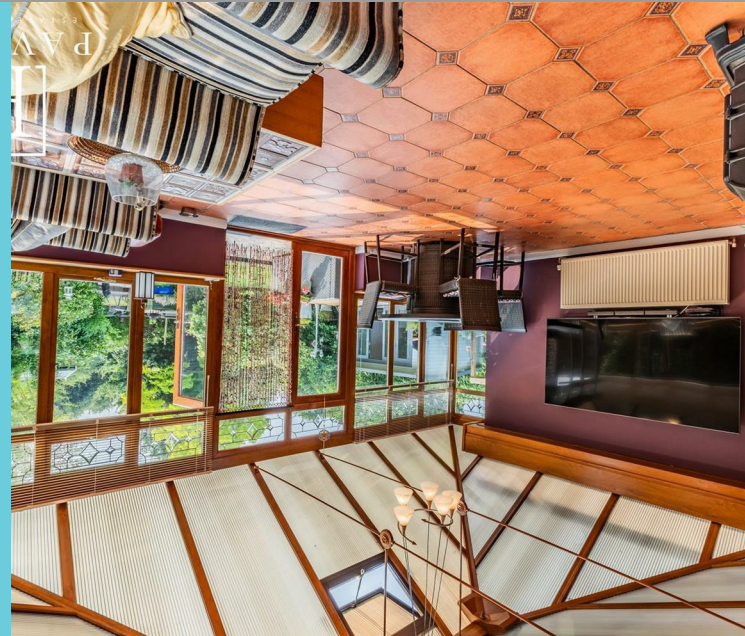


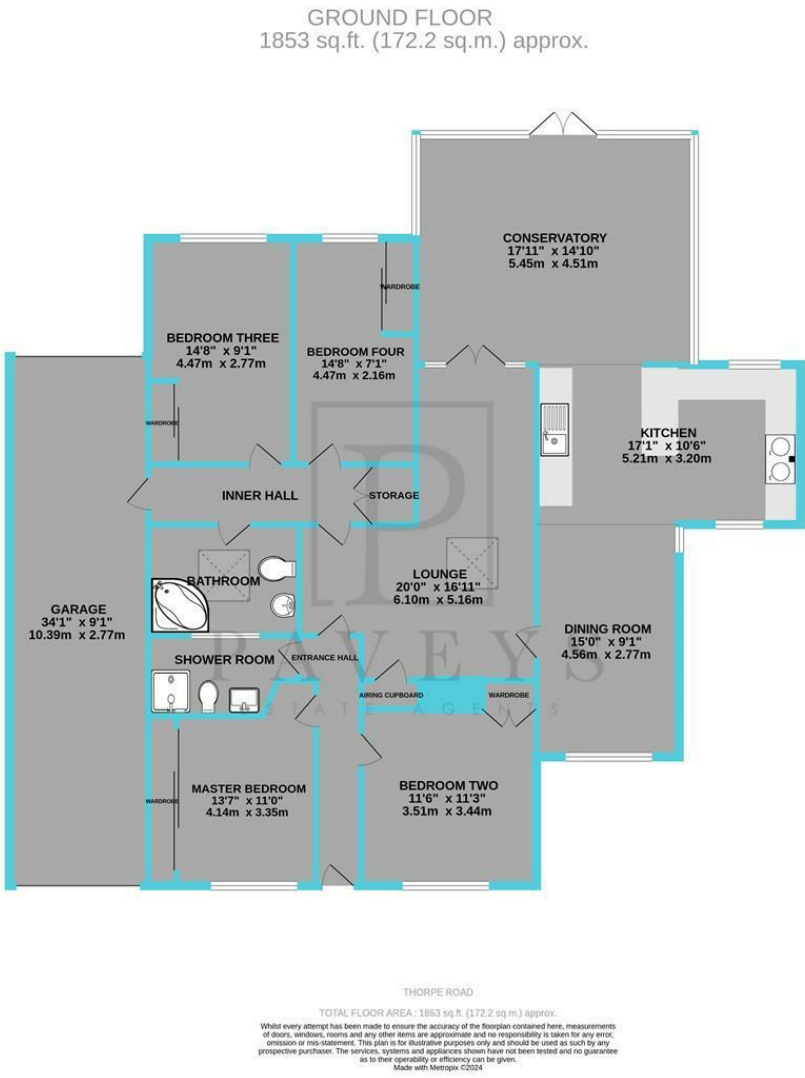


175, Thorpe Road  
Kirby Cross, CO13 0NH  
Price £575,000 Freehold

Paveys have the pleasure in offering for sale this FOUR BEDROOM DETACHED BUNGALOW set on a 0.3 acre plot approx of established gardens with a large gravel driveway. The property is positioned between the villages of Thorpe-le-Soken and Kirby Cross and is within easy reach of the shops, schools and popular restaurants in Thorpe-le-Soken. Internally it benefits from two reception rooms, a large conservatory, kitchen, four bedrooms and two bathrooms. The established rear garden is very private with mature planting, fish pond, outdoor seating areas and an outbuilding complete with a hot tub. The gravel front garden provides ample parking to the front of the double length garage. An early viewing is advised. Call Paveys to arrange your appointment to view.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating |                         |           |
|---------------------------------------------|-------------------------|-----------|------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |                                                |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                    |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                      |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                      |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                      |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                      |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                      |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                       |                         |           |
| Not energy efficient - higher running costs |                         |           |                                                |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                | EU Directive 2002/91/EC |           |



ENTRANCE HALL

Composite entrance door to front aspect, stained glass double glazed window, laminate flooring, coved ceiling, loft hatch, radiator.

LOUNGE 20' x 16'11 (6.10m x 5.16m)

Wood glazed double doors and full height panel windows to Conservatory, double glazed roof light, laminate flooring, smooth and coved ceiling, TV point, built in cupboard housing hot water cylinder (not tested by Agent), door to Dining Room, radiators.

DINING ROOM 15' x 9'1 (4.57m x 2.77m)

Double glazed window to front, double glazed stained glass window to side, laminate flooring, smooth and coved ceiling, open access with steps to Kitchen Breakfast Room, radiator.

KITCHEN 17'1 x 10'6 (5.21m x 3.20m)

Extensive range of white fronted over and under counter units, works and breakfast bar, inset white ceramic sink and drainer with mixer tap. Integrated Zanussi eye level double oven, Zanussi microwave, space and plumbing for dishwasher, space for fridge freezer. Double glazed windows to front and rear aspects, two double glazed roof lights, tiled flooring, tiled splash backs, loft access. Open access to Conservatory, open access to Dining Room, radiator.

CONSERVATORY 17'11 x 14'10 (5.46m x 4.52m)

Part brick construction, double glazed double doors to rear garden, double glazed door to side, double glazed windows to rear and side aspects with views over the garden, tiled flooring, pitched poly carb roof, TV point, wall lights, radiator.

MASTER BEDROOM 13'7 x 11' (4.14m x 3.35m)

Double glazed window to front, fitted carpet, coved ceiling, wall lights, fitted wardrobe and shelving, radiator.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and corner bath with mixer taps and shower attachment. Double glazed roof lantern, glass brick window, vinyl flooring, part tiled walls, wall lights, chrome heated towel rail.

BEDROOM TWO 11'6 x 11'3 (3.51m x 3.43m)

Double glazed window to rear, fitted carpet, coved ceiling, fitted wardrobe, radiator.

INNER HALL

Tiled flooring, coved ceiling, built in full height cupboard, radiator.

BEDROOM THREE 14'8 x 9'1 (4.47m x 2.77m)

Double glazed window to front, fitted carpet, coved ceiling, fitted sliding door wardrobes, radiator.

BEDROOM FOUR 14'8 x 7'1 (4.47m x 2.16m)

Double glazed window to rear with views over the garden, exposed floor boards, coved ceiling, fitted wardrobe, radiator.

CLOAKROOM/SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and walk in shower. Tiled flooring, part tiled walls, spot lights, chrome heated towel rail.

OUTSIDE FRONT

Feature raised front porch with metal balustrade. Generous gravel frontage providing off road parking for numerous vehicles, established hedgerow borders which shield the property from the road, mature shrubs and plants, lawn area, access to garage, exterior lighting.

OUTSIDE REAR

A beautiful established garden, very private, lawn area bordered by mature flower and shrub borders, mature trees. Patio area, decking area, feature fish pond, timber summer house, pergola, two plastic sheds, greenhouse, exterior lighting, exterior power, gated access to rear.

HOT TUB SHED 12'5 x 9'6 (3.78m x 2.90m)

Timber construction with decking area to the front, double glazed bi fold doors, space and plumbing for hot tub, power and light connected (not tested by Agent).

DOUBLE LENGTH GARAGE 34'1 x 9'1 (10.39m x 2.77m)

Roller up and over door, power and light connected, double glazed window to rear. Wall mounted Baxi combination boiler (not tested by Agent), space for tumble dryer, space and plumbing for washing machine.

IMPORTANT INFORMATION

Council Tax Band: E  
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.

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.

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.