

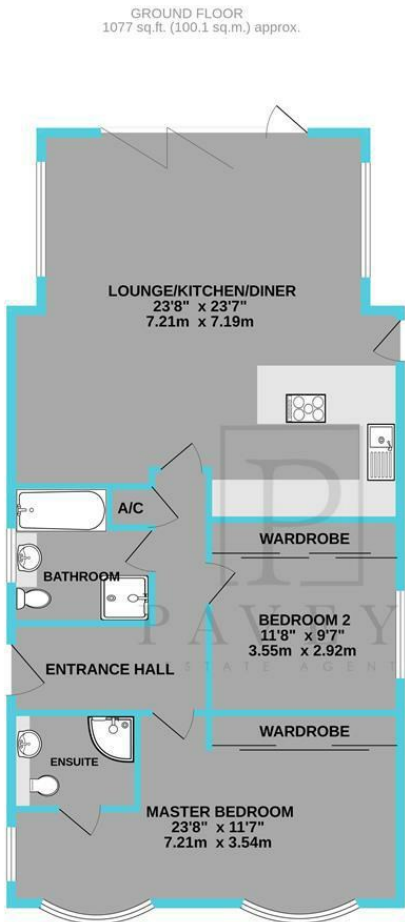


Stunning & Modern Detached Bungalow in Sought-After Kirby-le-Soken

Occupying a peaceful lane position in the charming village of Kirby-le-Soken, this stunning detached bungalow has been beautifully refurbished to an exceptional standard throughout, offering stylish and contemporary living in a desirable semi-rural setting. The heart of the home is the impressive open-plan lounge/kitchen/diner, thoughtfully designed for modern living and entertaining, with bi-fold doors opening onto the beautifully maintained garden and enjoying delightful views across the surrounding countryside. There are two generous double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room, whilst a further contemporary bathroom completes the accommodation. Perfectly positioned within easy walking distance of the village store and post office, popular public houses, St Andrew's Church, and the village hall, the property offers the ideal combination of tranquillity and convenience. The stunning Walton Backwaters are also close by, providing wonderful opportunities for coastal walks, sailing, and wildlife watching. An exceptional turnkey home in one of Tendring's most sought-after villages, early viewing is highly recommended to fully appreciate the quality, setting, and lifestyle on offer.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	70		(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 sq.m.) approx.
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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ENTRANCE HALL
UPVC double glazed entrance door, LVT flooring, smooth ceiling, built in airing cupboard, loft access, radiator.

LOUNGE/KITCHEN/DINER 23'8 x 23'7 (7.21m x 7.19m)
Double glazed bi fold doors to rear with wonderful garden views and far reaching countryside views, large double glazed roof lantern, double glazed windows to side, LVT flooring, feature fuel burner, smooth ceiling, spot lights, radiator.

Kitchen: Extensive range of white high gloss over and under counter units, matching full height cabinets and breakfast bar, work tops and upstands, inset sink and drainer with pull down mixer tap. Built in eye level oven, integrated microwave, induction hob with extractor over, integrated fridge freezer, pull out larder, space and plumbing for washing machine, integrated dishwasher.

MASTER BEDROOM 23'8 x 11'7 (7.21m x 3.53m)
Twin double glazed bay windows to front, double glazed window to side, LVT flooring, smooth ceiling, spot lights, large built in wardrobes with mirror fronted sliding doors, door to ensuite shower room, radiator.

ENSUITE SHOWER ROOM
White suite comprising of low level WC, vanity wash hand basin with cupboards beneath and enclosed shower cubicle. LVT flooring, smooth ceiling, extractor fan, chrome heated towel rail.

BEDROOM TWO 11'8 x 9'7 (3.56m x 2.92m)
Double glazed window to side, LVT flooring, smooth ceiling, spot lights, built in wardrobe with mirror fronted sliding doors, radiator.

BATHROOM
Modern four piece white suite comprising of low level WC, vanity wash hand basin, bath with mixer tap and shower attachment over and enclosed shower cubicle. Double glazed window to side, LVT flooring, part tiled walls, chrome heated towel rail.

OUTSIDE FRONT
A gated, gravelled driveway which extends from the front to the side of the property providing off road parking for numerous vehicles, flower and shrub bed, double gates giving access to the rear leading to the garage and rear garden.

OUTSIDE REAR
A beautifully established garden back onto to open countryside and with views towards the Backwaters. The garden is predominantly laid to lawn with large patio area, numerous trees and stocked with a vast array of established shrubs and plants. Several timber outbuildings, access to garage, outside tap, exterior lighting, gated access to front.

GARAGE
Up and over door, windows to side, power and light connected (not tested by Agent).

IMPORTANT INFORMATION
Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
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 £48 (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 our 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
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