



58, Dugmore Avenue  
Kirby-Le-Soken, CO13 0ED

Price £340,000 Freehold



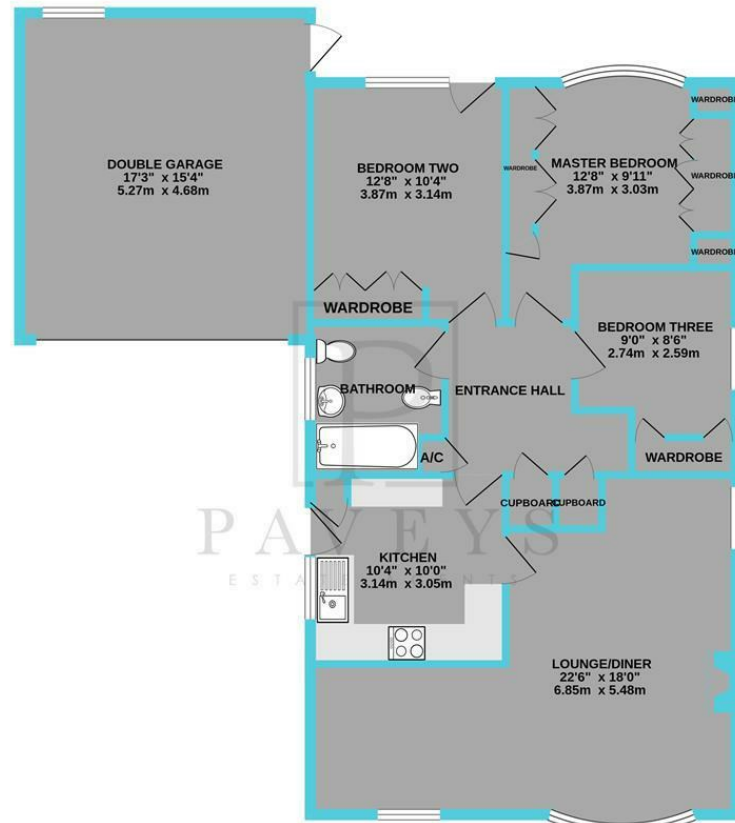
PAVEYS  
ESTATE AGENTS

**NO ONWARD CHAIN**

New to the market is this immaculate CORNER PLOT DETACHED BUNGALOW with SOUTH FACING REAR GARDEN positioned in a quiet cul-de-sac the semi rural village of Kirby-le-Soken. This beautiful property is in excellent order both inside and out and benefits from a spacious lounge diner with brick fireplace, three bedrooms, fully fitted kitchen and bathroom. The established rear garden is very private and backs onto open farmland. The corner plot front garden is laid to lawn and wraps round to the side of the property along with a generous driveway to the front of the garage. Kirby-le-Soken is a quiet semi rural village positioned on the outskirts of the coastal town of Frinton-on-Sea. The Village has two popular public houses, a village store/post office and recreation ground which is home to several local clubs including tennis, bowls, cricket and youth football. The Village is also enjoys beautiful rural walks and boating on the stunning Walton Backwaters. An internal viewing is highly likely in order to appreciate this property and its location. Call Paveys to arrange an appointment to view.



GROUND FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq ft. (105.8 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 is given as to their operability or efficiency can be given.  
Made with Metropix ©2020

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

**KITCHEN 10'4 x 10' (3.15m x 3.05m)**

UPVC double glazed entrance door to Kitchen, double glazed window to side, vinyl flooring, coved ceiling, part tiled walls. Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in oven, electric hob with extractor hood over, spaces and plumbing for washing machine and dishwasher, built in cupboard, serving hatch to Dining Room, door to Lounge Diner.

**LOUNGE DINER 22'6 x 18' (6.86m x 5.49m)**

Double glazed bay window to front, double glazed windows to front and side aspects, fitted carpet, coved ceiling, brick fireplace with surround and shelving, TV point, radiators.

**INNER HALL**

Fitted carpet, coved ceiling, two built in storage cupboards, loft access, built in airing cupboard, radiator.

**MASTER BEDROOM 12'8 x 9'11 (3.86m x 3.02m)**

Double glazed bay window to rear overlooking the garden, fitted carpet, coved ceiling, range of fitted bedroom furniture including wardrobes, over bed storage, drawer units and bed side units, radiator.

**BEDROOM TWO 12'8 x 10'4 (3.86m x 3.15m)**

Double glazed door and window to rear overlooking the garden, fitted carpet, fitted wardrobes and drawer unit, radiator.

**BEDROOM THREE 9' x 8'6 (2.74m x 2.59m)**

Double glazed window to side, fitted carpet, coved ceiling, range of fitted wardrobes and drawer units, radiator.

**BATHROOM**

Four piece white suite comprising low level WC, pedestal wash hand basin, bidet and bath with shower over. Double glazed window to side, tiled flooring, fully tiled walls, coved ceiling, extractor fan, radiator.

**OUTSIDE FRONT**

Corner plot garden which extends to the side and rear of the property, laid to lawn with established tree and shrubs. Block paved driveway to the front of the double garage providing ample off road parking, gated access to rear garden.

**OUTSIDE REAR**

Rural South facing garden, very private, backing onto farmland. Lawn area bordered by established shrubs and hedgerows, retaining panel fencing, timber shed, patio area, access to garage, exterior light, gated access to front.

**DOUBLE GARAGE 17'3 x 15'4 (5.26m x 4.67m)**

Up and over door, power and light connected (not tested by Agent), double glazed courtesy door to rear garden, double glazed window to rear.

**IMPORTANT INFORMATION**

Council Tax Band: D  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: E  
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.