



LAMB & CO

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## WALTON ROAD, FRINTON-ON-SEA, CO13 0DU OFFERS IN EXCESS OF £800,000

This impressive six-bedroom, three-storey detached house on Walton Road, Kirby Le Soken offers an exceptional blend of space, versatility, and modern living. Boasting six well-proportioned bedrooms, three of which benefit from stylish en-suite facilities, the property is perfectly suited to growing families or those seeking flexible accommodation.

At the heart of the home is a spacious open-plan kitchen area, ideal for both everyday living and entertaining, which flows seamlessly into a bright conservatory overlooking the garden. Complementing this is a separate, comfortable lounge, as well as a dedicated office space—perfect for home working.

- Six Bedroom Detached House
- Solar Panels
- Beautifully Presented
- Village location
- Garage & Off Road Parking
- EPC B



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## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## KITCHEN/BREAKFAST ROOM

22'6" x 20'0" (6.86m x 6.10m)



## UTILITY ROOM

7'0" x 6'1" (2.13m x 1.85m)

## CONSERVATORY

12'4" x 12'4" (3.76m x 3.76m)



## LOUNGE

20'0" x 11'8" (6.10m x 3.56m )



## DINING ROOM

16'6" x 10'6" (5.03m x 3.20m )

## OFFICE

11'5" x 8'1" (3.48m x 2.46m)



## ENSUITE

9'0" x 4'0" (2.74m x 1.22m)



## WC

7'0" x 6'1" (2.13m x 1.85m)

## LANDING



## BEDROOM ONE

19'6" x 11'9" (5.94m x 3.58m)



## DRESSING ROOM

11'0" x 9'8" (3.35m x 2.95m)



## BEDROOM TWO

15'2" x 10'0" (4.62m x 3.05m)



## ENSUITE

9'0" x 4'0" (2.74m x 1.22m)



## BATHROOM

9'0" x 6'6" (2.74m x 1.98m)



## BEDROOM THREE

11'4" x 9'4" (3.45m x 2.84m)



## LANDING

### BEDROOM FIVE

16'3" x 13'6" (4.95m x 4.11m)



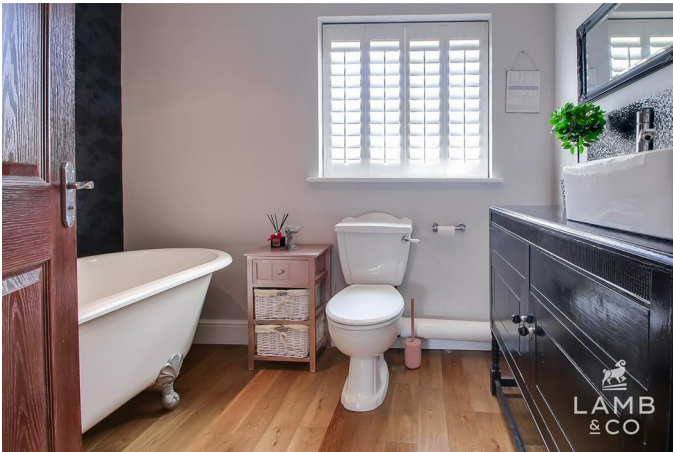
## BEDROOM FOUR

11'2" x 9'0" (3.40m x 2.74m)



## ENSUITE

13'0" x 5'5" (3.96m x 1.65m)



## FRONT ASPECT



## BEDROOM SIX

16'3" x 11'9" (4.95m x 3.58m)



## REAR ASPECT



## GARDEN



## Material Information

Council Tax Band: G

Heating: Gas

Services: Mains

Broadband: Ultrafast fibre

Mobile Coverage: Vodafone-83%, EE-76%, O2-76%, Three-63%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Surface water-very low, rivers & sea-very low

Additional Charges: N/A

Seller's Position: Purchasing onward

Garden Facing: North

## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



# Map

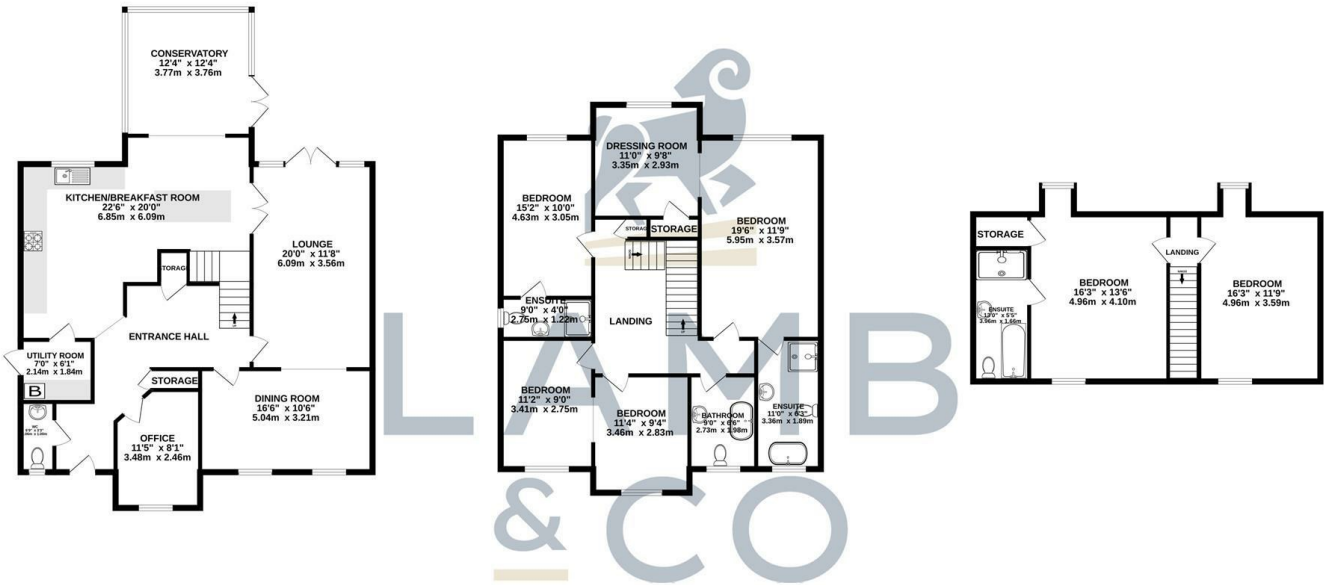


# EPC Graphs

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# Floorplan



TOTAL FLOOR AREA : 2871 sq.ft. (266.7 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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