



## Edith Road Kirby-le-Soken, CO13 0DH

Being offered with NO ONWARD CHAIN and situated in the desirable village of Kirby-le-Soken, Sheen's Estate Agents are delighted in bringing to market this STUNNING AND UNIQUE, THREE DOUBLE BEDROOM DETACHED BUNGALOW. 'Sprit Sail' offers spacious accommodation throughout benefitting from an extended lounge with open access to the kitchen, three bathrooms and a secluded large rear garden. Edith Road is situated in a private road and is located within one and a half miles of Frinton's shopping amenities in Connaught Avenue and the seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Double Bedrooms
- Two En-Suite's & Family Bathroom
- Unique Designed Property
- Ample Off Street Parking
- Large Secluded Garden With Workshop/Garage
- Stunning Condition Throughout
- Private Location
- Close to Backwater's
- No Onward Chain
- Council Tax Band - C / EPC Rating - D

Price £469,995 Freehold



Accommodation comprises with approximate room sizes:-

Featured hardwood door leading to:

### Entrance Porch

LVT flooring. Spotlights. Obscured sealed unit double glazed window to side. Sealed unit double glazed door leading to side access with further side gate. Obscured sealed unit double glazed door leading to:

### Entrance Hallway

Built in storage cupboard. Loft access. Radiator doors to:



### Master Bedroom

15'5" x 11'11"

Featured tall standing radiator. Full length sealed unit double glazed windows to front. Door to:



### En-Suite

Modern fitted suite comprises of low level WC with pastel blue enclosed cistern and gold flusher. Vanity wash hand basin with gold mixer tap and pastel blue cupboard under. Enclosed panelled bath with gold bath taps. Fully marble weather boarded. LVT flooring. Fitted censored mirror. Spotlights. Wall mounted heated towel rail. Full length sealed unit double glazed window to front.



### Bedroom Two

15'5" x 11'11"

Spotlights. Extractor fan. Radiator. Sealed unit double glazed window to side. Door to:



### En-Suite

Modern fitted suite comprises of low level WC. Vanity wash hand basin with mixer tap and high gloss cupboard under. Fitted shower cubicle with wall mounted shower attachments. Fitted mirror. Fully marble weather boarded. LVT flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

### Bedroom Three

10' x 8'7"

Built in storage cupboard with integral shelving. Built in airing cupboard housing Ideal combination boiler providing heating and hot water throughout. Fully length sealed unit double glazed window to front.

### Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed P-shaped bath with fitted shower screen and rainfall shower. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

## Kitchen

8'10" x 8'9"

Luxury kitchen fitted with a range of matching fronted units. Quartz marble work surfaces. Inset stainless sink. Inset four ring electric hob. Range of built in eye level electric ovens and combination grill ovens. Space for fridge/freezer. Range of pull out drawers. Part Mosaic tiled walls. LVT flooring. Spotlights. Sealed unit double glazed window to side. Open access to:



## Lounge

20'10" x 10'8"

Tiled flooring. Sealed unit bi-folding doors leading to:



## Outside - Rear

Part shingles area. Remainder laid to lawn. Beds stocked with hedges. Private access door to garage. Enclosed by panelled fencing.

## Outside - Front

Shingle driveway providing off street parking for several vehicles.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

## JD 0625

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

## Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR



SPRIT SAIL, EDITH ROAD

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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## Selling properties... not promises

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The Action Agents