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Sheen's
The Action Agents



Halstead Road Kirby-le-Soken, CO13 0DY

Located in a non-estate position and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in bringing to market this well presented, FOUR DOUBLE BEDROOM DETACHED HOUSE. The property boasts light and spacious good sized accommodation with an en-suite to master bedroom, ground floor cloakroom, large lounge/diner leading through to a secluded and good sized garden with an integral garage and ample off street parking to the front. Halstead Road is situated in the sought after picturesque village of Kirby-le-Soken there is a medieval church, a small shop and two public houses and an early viewing is strongly advisable to avoid disappointment.

- **Four Double Bedrooms**
- **En-Suite to Master Bedroom**
- **Large Ground Floor Living Accommodation**
- **Ground Floor Cloakroom & First Floor Bathroom**
- **Integral Garage & Ample Off Street Parking**
- **Non-Estate Position**
- **Secluded Rear Garden**
- **No Onward Chain**
- **Council Tax Band - E**
- **EPC Rating - C**

Price £420,000 Freehold



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Stair flight to first floor. Under stairs storage cupboards. Private access door to garage with power and light connected and door to side. Radiator. Doors to:



Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and cupboard under. Tiled splashback. Tiled flooring. Obscured sealed unit double glazed window to side.



Kitchen/Breakfast Room

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring Bosch gas hob with extractor hood above. Built in double eye level electric ovens. Further selection of matching units both at eye and floor level. Plumbing for washing machine and dishwasher. Fitted breakfast bar providing seating area with marble effect rolled edge work surface and cupboards above. Enclosed boiler providing heating and hot water throughout. Part tiled walls. Laminate flooring. Space for fridge/freezer. Radiator. Sealed unit double glazed windows to side and front aspect. Sealed unit double glazed door to side.



Lounge/Diner

Brick featured fireplace with inset gas fire. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed sliding patio doors leading to rear garden.



Landing

Loft access with pull down ladder. Built in storage cupboard. Built in airing cupboard housing hot water cylinder. Radiator. Doors to:



Master Bedroom

Radiator. Sealed unit double glazed window to rear. Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Bedroom Two

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

Built in wardrobes. Radiator. Sealed unit double glazed window to front.



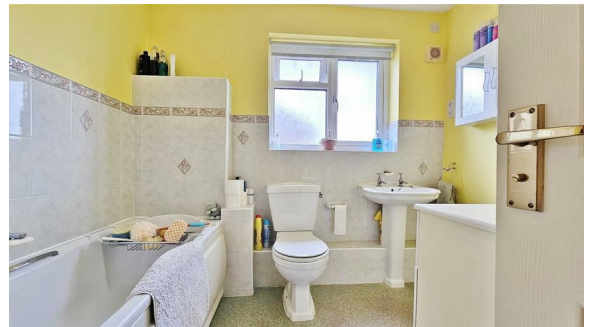
Bedroom Four

Built in wardrobes. Radiator. Sealed unit double glazed window to front.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with shower hose attachment. Part tiled walls. Vinyl flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Outside - Front

Hardstanding area providing off street parking for numerous vehicles. Semi-Integral garage with up and over door. Gate gives side pedestrian access to rear garden.



Outside - Rear

Part paved area. Remainder laid to lawn. Shed to remain with power connected. Raised beds stocked with shrubs flowers and bushes. Private access door to garage. Access to front via both side gates. Enclosed by panelled fencing.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E - £2831.38

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

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.

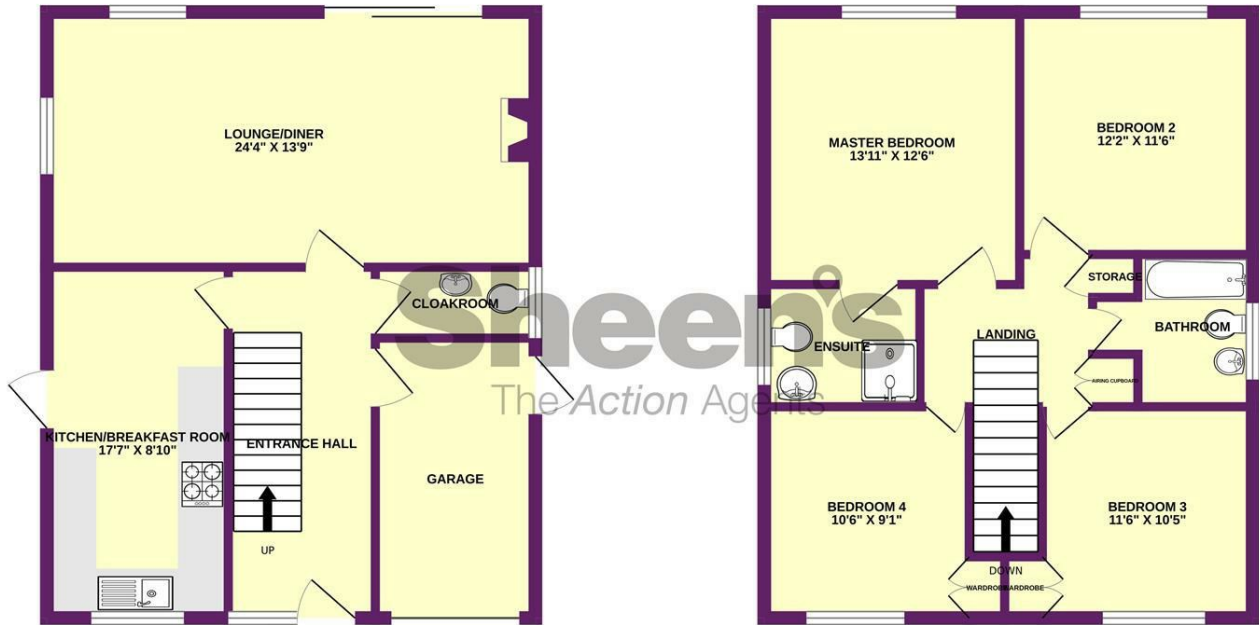
Particular Disclaimer

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

1ST FLOOR



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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