



## Briarfields Kirby-le-Soken, CO13 0HE

Situated in a sought after position in the picturesque village of Kirby-le-Soken, Sheen's Estate Agents are delighted in bringing to market this modern, THREE DOUBLE BEDROOM DETACHED CHALET. The property boast a light and airy feel throughout, peaceful surroundings and benefits from ground and first floor bathrooms, conservatory overlooking a WEST FACING garden, garage and ample off road parking. The property is also located within half a mile of local shopping facilities, public houses and local pubs and is within two miles of Frinton's shopping amenities in Connaught Avenue and mainline railway station. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Three Double Bedrooms
- Ground Floor Bathroom
- Conservatory
- Dining Room/Bedroom Three
- First Floor Shower Room
- Landscaped Generous Rear Garden
- Garage & Off Road Parking
- Sought After Location
- Council Tax Band - D
- EPC Rating - E

Price £375,000 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 of which one houses a boiler providing heating and hot water throughout. Radiator. Door to:



## Lounge

19'1" x 11'9"

Brick fireplace with inset log burner. Wall lights. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front.



## Bathroom

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



## Dining Room/Bedroom Three

11'10" x 9'11"

Radiator. Sealed unit double glazed large 'French' style doors leading to rear garden.



## Kitchen

11'10" x 8'8"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Glass display cupboards. Under cupboard lighting. Part tiled walls. Tiled flooring. Spotlights. Electric radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door to side leading to rear garden. Door to garage which houses plumbing for washing machine, further fridge and freezer space and power/light is connected with up and over door to the front. Door to:



## Conservatory

10'6" x 9'6"

Sealed unit double glazed windows to side and rear aspect.



## Landing

Built in airing cupboard housing hot water cylinder with integral shelving above. Loft access with pull down ladder and partially boarded with light connected. Doors to:



## Bedroom One

14" x 11'10"

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



## Bedroom Two

14" x 9'7"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



## Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards and drawers under. Fitted corner shower cubicle with double doors and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Outside- Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of shrubs flowers and bushes. Featured pond. Further garden area with majority laid to soil and shingle with two sheds to remain. Log store. Outside lights. Outside socket. Outside tap. Access to front via side gate. Enclosed by panelled fencing.



## Alternate Outside Rear View



## Outside- Front

Hard standing concrete area providing off street parking leading to garage with up and over door. Remainder laid to lawn with beds laid to soil with range of flowers.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

## JD/10.24

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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GROUND FLOOR  
848 sq.ft. (78.7 sq.m.) approx.

1ST FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.4 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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## Selling properties... not promises

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