



## The Street Kirby-le-Soken, CO13 0EE

'Aldeburgh House' is situated in the heart of the quaint, picturesque village of Kirby-le-Soken is this beautifully presented FOUR BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE. The property is set back from the road and overlooks the Village Green and boasts a large sweeping driveway leading to a garage at the rear, a light and spacious welcoming entrance hall, ground floor bedroom and shower room and farmland views from the first floor. This rarely available property is located within easy reach of a local convenience store, two village public houses and is within 2 miles of Frinton's Town centre and Seafront. An early viewing is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- G/F Shower Room & F/F Bathroom
- Sought After Village Location
- Countryside Views To Rear Aspect
- Large Driveway & Detached Garage
- Must Be Viewed
- EPC Rating TBC
- Council Tax Band - E



**Price £595,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured double glazed entrance door with full length obscured side panel giving access to:

### Entrance Hallway

Stair flight to first floor. Built in under stairs storage cupboard.

Radiator. Doors to:



## Lounge

23'8" x 14'2"

'Minsterstone' fireplace with open fire under. Two radiators. Two sealed unit double glazed windows to side. Sealed unit double glazed window to front and rear aspect.



## Dining Room

17' x 11'10"

Radiator. Double glazed patio doors giving access to front. Doors to:



## Kitchen

13' x 10'

'Poggenpohl' fitted kitchen with a range of matching fronted units. Square edge work surfaces. Inset double bowl sink drainer unit with mixer tap. Inset five ring electric hob with fitted extractor fan above. Built in eye level oven and microwave. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Plumbing for dishwasher. Part tiled walls. Radiator. Sealed unit double glazed window to front.



## Utility Room

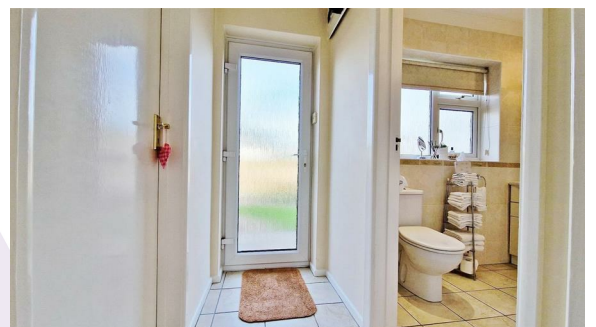
9'8" x 8'

Fitted with a range of matching units. Wood effect work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Plumbing for washing machine. Built in airing cupboard. Part tiled walls. Tiled flooring. Freestanding boiler providing heating and hot water throughout. Sealed unit double glazed window to rear. Obscured sealed unit double glazed window door to rear.



## Inner Hall

Tiled flooring. Obscured sealed unit double glazed door to rear. Doors to:



### Bedroom Four/Study

11'5" x 8'

Radiator. Sealed unit double glazed window to rear.



### Shower Room

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Fitted corner shower cubicle with integrated shower. Heated towel rail. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear.



### First Floor Landing

Loft access. Doors to:



### Master Bedroom

13'3" x 12'1" to wardrobe

Built in his and her wardrobes. Radiator. Sealed unit double glazed windows to front and side aspect.



### Bedroom Two

12'1" x 10'2"

Built in wardrobes. Vanity wash hand basin with storage cupboards under and tiled splash backs. Sealed unit double glazed windows to side and rear aspect with countryside views.



### Bedroom Three

8'3" x 8'

Radiator. Sealed unit double glazed window to front.



## Bathroom

Suite comprising of low level W/C. Bidet. Pedestal wash hand basin. Panelled bath with shower attachment. Built in eaves storage. Heated towel rail. Radiator. Part tiled walls. Obscured sealed unit double glazed windows to side and rear aspect.





### Outside - Rear

Landscaped with part laid to lawn. Array of well stocked beds with flowers, shrubs and bushes. Private access door to garage. Car port. Outside tap. Shingled hard standing area providing ample off street parking leading to side and front.



### Outside - Front

Beautifully manicured with multiple areas laid to lawn. Well stocked beds. Raised rockery with sunken pond and water feature. Array of mature bushes and trees. Raised patio with overhead pergola. Raised beds stocking flowers. Large shingled driveway providing ample off street parking.



Alternate Front Views



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): No - Oil

(Electricity): yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/03.24

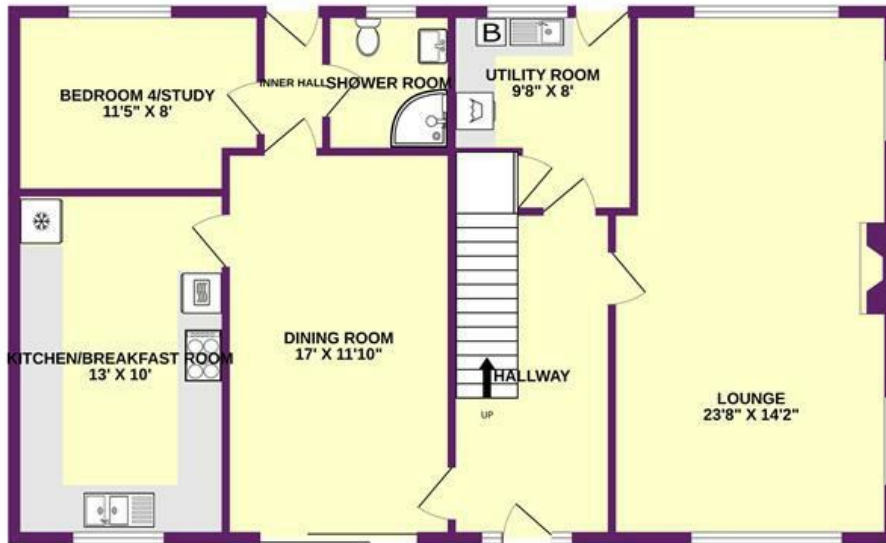
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

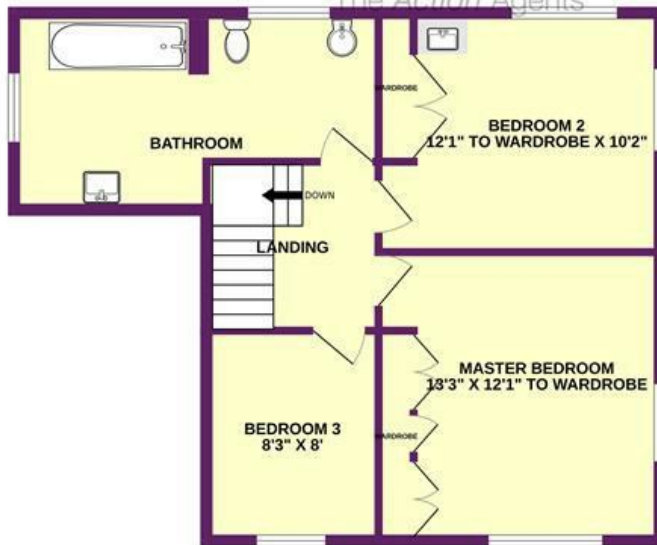
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR



1ST FLOOR  
**Sheen's**  
The Action Agents



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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