



Pyesand Kirby-Le-Soken, CO13 0EA

Having undergone a full programme of modernisation by the current owner and situated in a quiet position in the picturesque village of Kirby-le-Soken, Sheen's Estate Agents have the pleasure in offering for sale this well presented NO ONWARD CHAIN, TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is conveniently located within one quarter of a mile of the local post office and convenience store and is approximately one and a half miles from Frinton's shopping facilities in Connaught Avenue, schools, mainline railway station and sea front. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation which is on offer.

- Two Double Bedrooms
- 'Sought After' Location
- Off-Street Parking
- Fully Double Glazed
- No Onward Chain
- Well Presented Throughout
- 18" x 12" Lounge/Diner
- South Facing Rear Garden
- EPC Rating - TBC
- Council Tax Band - C



Price £315,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Built in airing cupboard housing hot water cylinder. Built in storage cupboard housing floor mounted boiler. Vinyl flooring. Loft access. Radiator. Doors to:



Lounge/Diner

18" x 12"

Vinyl flooring. Two radiators. Sealed unit double glazed window to side and front.



Kitchen/Breakfast Room

11" x 9"

Fitting with a range of matching white high gloss fronted units. Speckled hard edge work surfaces. Inset ceramic bowl, sink and drainer unit. Inset four-ring electric hob with extractor above. Built in double eye level electric oven. Further selection of matching high gloss units both at eye and floor level. Pull out larder cupboard. USB points. Integrated fridge. Plumbing for dishwasher. Part tiled walls. Tiled flooring. Spotlights. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



Conservatory

17'1" x 6'6"

Marble effect rolled edge work surface with plumbing for automatic washing machine and tumble dryer under. Vinyl flooring. Private access door to garage with power and light connected. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door to side. Sealed unit double glazed 'French' style doors leading to:



Master Bedroom

14'6" x 10"

Vinyl flooring. Radiator. Sealed unit double glazed window to rear.



Bedroom Two

11'3" x 8'4"

Radiator. Sealed unit double glazed window to side and front.



Bathroom

White suite comprising of low level WC. Pedestal wash hand basin. Enclosed panelled bath with 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. Raised borders stocked with flowers. Access to front via side gate. Pathway leading to wooden storage shed. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off-street parking for several vehicles. Remainder laid to lawn. Pathway leading to entrance door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

DH/06.25

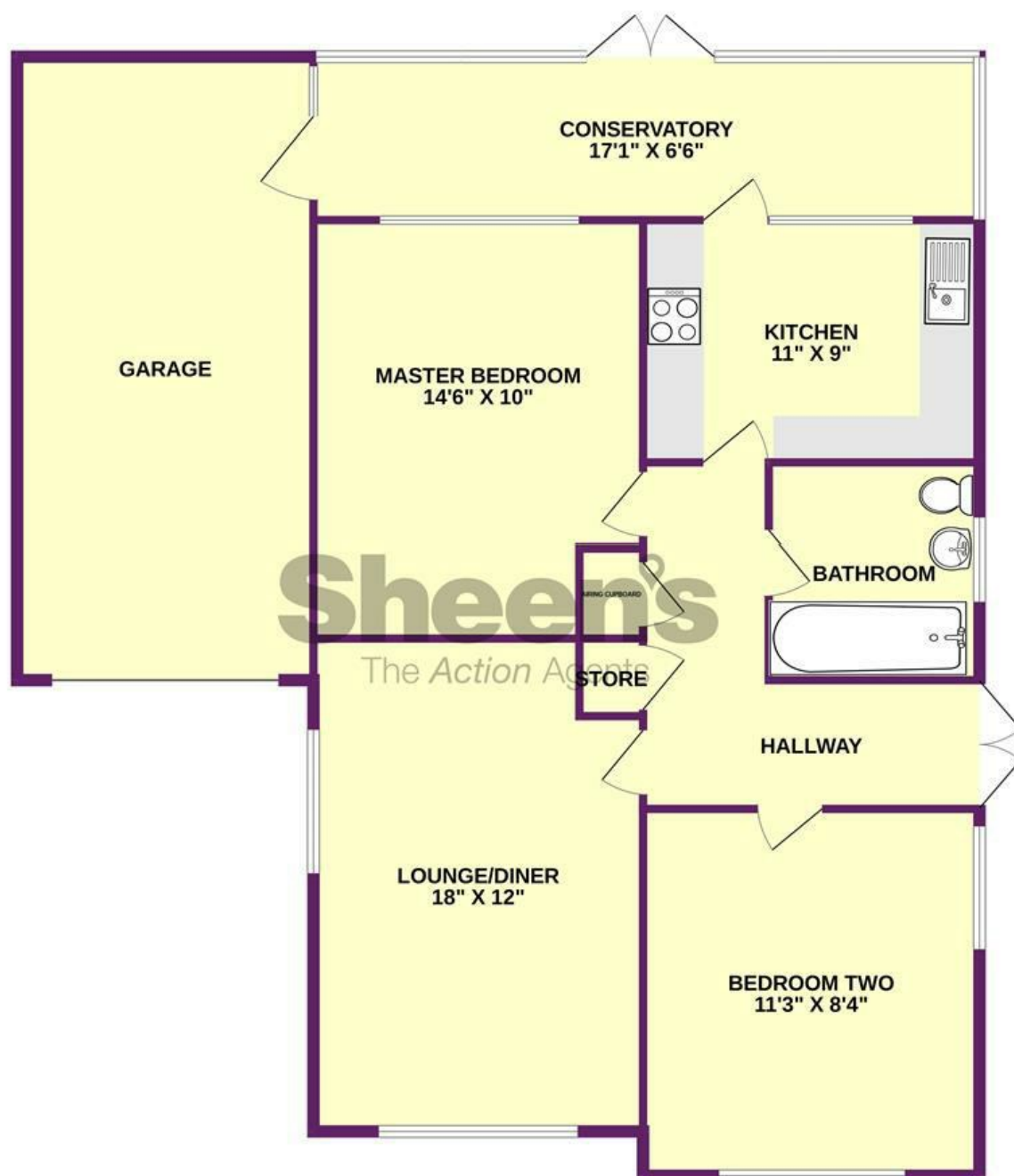
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 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.

Disclaimer - wide angle lens etc.

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



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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