



## Walton Road Kirby-le-Soken, CO13 0DG

Being offered with NO ONWARD CHAIN and having undergone and complete programme of modernisation in 2023, Sheen's Estate Agents have the pleasure in bringing to market this TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. Located in the sought after picturesque village of Kirby-le-Soken in a non-estate position the property is within easy reach of a local post office convenience store, two public houses and within a short stroll of stunning countryside walks along the 'Backwaters'. The property boasts a modern fitted shower room, a newly installed boiler and central heating system, 110' secluded rear garden and ample off street parking to the front. An early viewing is highly recommended to fully appreciate the accommodation which is on offer.

- Two Double Bedrooms
- Non-Estate, Sought After Village Location
- Immaculately Presented Throughout
- Modern Fitted Shower Room
- Newly Installed Boiler 2023
- Fully Double Glazed
- 110' Secluded Rear Garden
- No Onward Chain
- EPC Rating D
- Council Tax Band - C



**Price £289,995 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

### Hallway

Built in airing cupboard housing combination boiler (installed 2023.) Loft access. Wood effect flooring. Door to:-



### Bedroom 1

15' x 11'2"

Radiator. Sealed unit double glazed window to front.



### Bedroom 2

10' x 9'10"

Radiator. Sealed unit double glazed window to front.





### Shower Room

Newly fitted with a white suite comprises low level w/c with concealed cistern. Vanity wash hand basin. Fitted shower cubicle with shower controls and attachment. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side.



### Kitchen

9'10" x 9'2"

Fitted with a range of beech effect fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Freestanding cooker with extractor hood above. Plumbing for washing machine. Space for fridge/freezer. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door to side. Sealed unit double glazed window to rear.



## Lounge

13' x 11'2"

Radiator. Sealed unit double glazed window to rear.



## Outside - Rear

110' approx

Large patio entertaining area. Majority laid to lawn. Array of bushes. Wooden storage shed to remain. Greenhouse to remain. Outside tap. Access to front via side.





### Outside - Side

Hardstanding area. Double swinging doors leading to detached garage with power connected. Access to front via gate.



### Outside - Front

Large driveway providing ample off street parking for several vehicles. Part laid to lawn. Array of flowers, shrubs and bushes.



### 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 Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/05.25

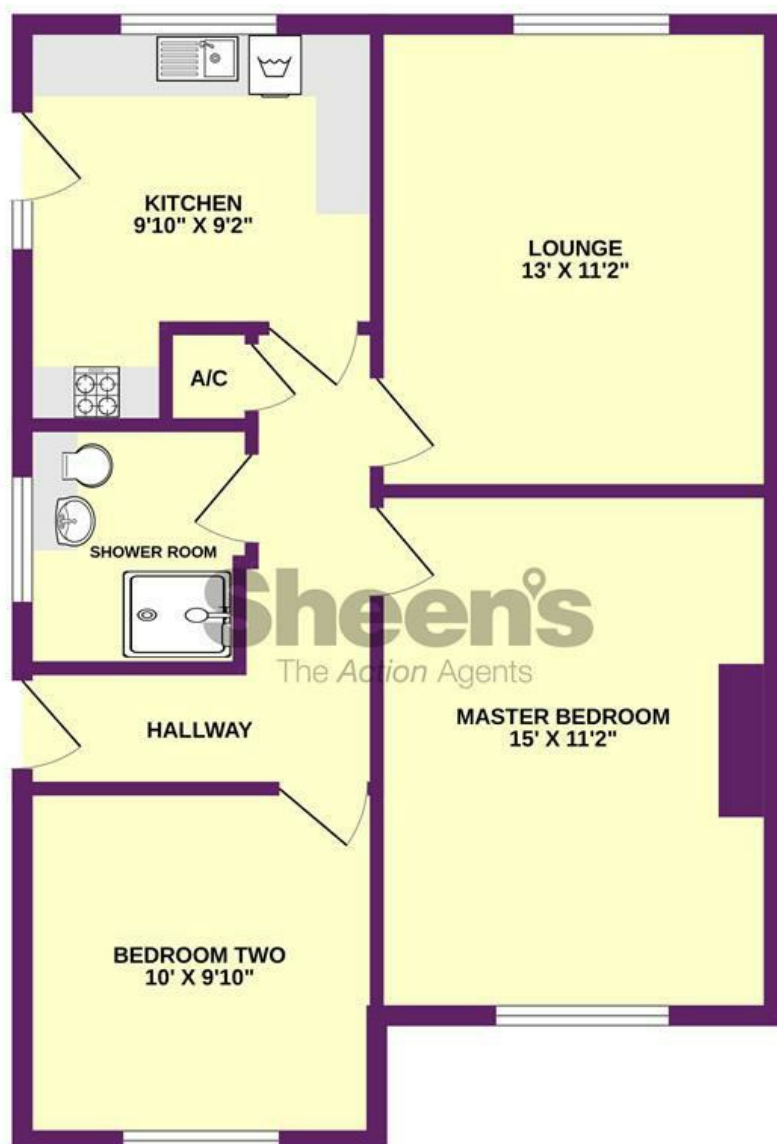
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## GROUND FLOOR



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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