



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

Situated in the historic sought after village of Kirby-le-soken in a quiet cul-de-sac position, Sheen's Estate Agents have the pleasure in offering for sale this EXTENDED THREE BEDROOM DETACHED CHALET. The property boasts a large master bedroom with an en-suite, lounge leading through to a dining/sitting room, ground floor cloakroom and a 50' west facing rear garden. The property is conveniently positioned within a quarter of a mile of the local convenience store and public houses and Frinton's town centre, seafront and mainline railway station with links to London Liverpool Street, is located approximately one and a half miles away.

- Extended With Three Bedrooms
- Three Reception Rooms
- En-Suite To Master Bedroom
- Ground Floor Cloakroom
- Quiet Village Location
- 50' West Facing Rear Garden
- Off Street Parking & Garage
- Close to Village Store & Public Houses
- EPC Rating D
- Council Tax Band - E

Price £380,000 Freehold



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with full length obscured glazed panel giving access to:-

### **Entrance Porch**

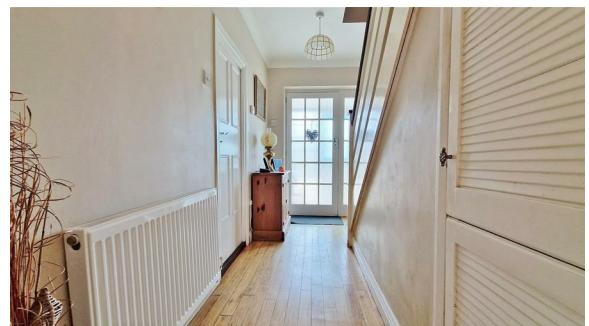
Obscured full length glazed panel to side. Tiled flooring.

Obscured door to:-



### **Hallway**

Stair flight to first floor. Under stairs storage cupboard. Wood flooring. Radiator. Door to garage. Door to:-



## Lounge

15'7" x 13'1"

Fireplace with marble surround and electric fire under. Radiator. Georgian style bay window to front. Door to:-



## Dining Room

10'9" x 10'4"

Radiator. Serving hatch. Open access to:-



## Sitting Room

10'10" x 9'7"

Radiator. Patio doors giving access to rear.



## Kitchen

12'9" x 8'8"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Space for cooker with extractor hood above. Space for fridge. Space for freezer. Plumbing for washing machine. Plumbing for dishwasher. Part tiled walls. Sealed unit double glazed window to rear. Door giving access to:-



## Inner Hall

Wood flooring. Obscured sealed unit double glazed door giving access to rear. Door to:-

## Cloakroom

Suite comprises high level w/c. Vanity wash hand basin with storage cupboard under. Fully tiled walls. Obscured Georgian style window to rear.



## First Floor Landing

Built in airing cupboard. Loft access with pull down ladder (boarded and carpeted). Doors to:-



## Master Bedroom

14'4" x 13'3"

Built in storage cupboard. Radiator. Sealed unit double glazed Georgian style window to front. Door to:-



### **En-Suite**

Suite comprising low level w/c. Pedestal wash hand basin. Fitted shower cubicle with wall mounted electric shower. Heated towel rail. Fully tiled walls. Tiled flooring. Extractor fan. Obscured sealed unit double glazed window to rear.



### **Bedroom 2**

11' x 10'1"

Fitted shelving. Radiator. Sealed unit double glazed Georgian style window to front.



### **Bedroom 3**

10'10" x 8'8"

Radiator. Sealed unit double glazed window to rear.

### **Bathroom**

Suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with central mixer tap and shower screen. Wall mounted electric shower. Heated towel rail. Fully tiled walls. Tiled flooring. Obscured Sealed unit double glazed window to rear.



## Outside - Rear

50'

West facing. Patio area. Majority laid to lawn. Part raised decking area. Wooden storage shed to remain. Borders well stocked with bushes and shrubs. Outside tap, light and socket. Enclosed by panelled fencing. Access to front via side gate.



## Outside - Front

Part shingled area with array of flowers, shrubs and bushes. Remainder resin laid providing off street parking for at least two vehicles leading to garage with an electric up and over door.

## Garage

20' x 7'9"

Power and lighting connected. Wall mounted boiler providing heat and hot water throughout. Built in storage cupboard.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

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:

### **JAF 0424**

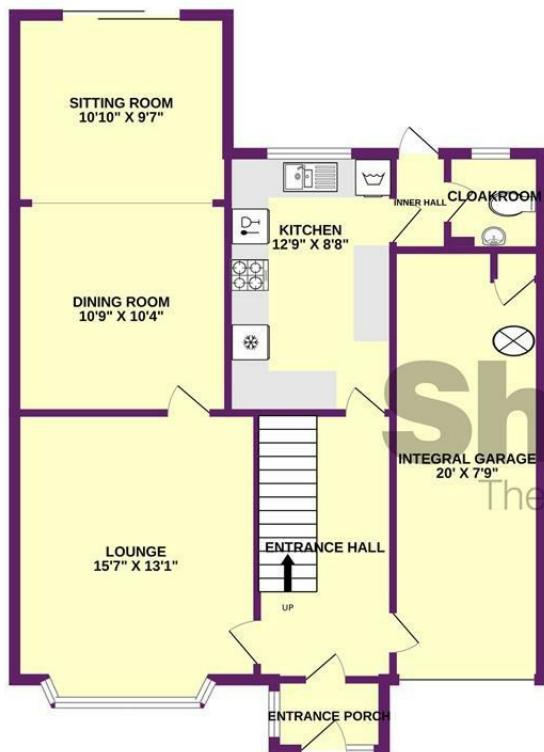
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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](http://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



## BRIARFIELDS

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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