



Pyesand Kirby-Le-Soken, CO13 0EA

Situated in a quiet sought after village location in Kirby-le-Soken, Sheen's Estate Agents have the pleasure in bringing to market this, **THREE BEDROOM DETACHED HOUSE WITH STUDY**. The property boasts spacious living accommodation throughout and benefits from a **SOUTH FACING** garden, ground floor cloakroom, first floor bathroom, en-suite and separate shower room. The property requires work with potential to be an ideal family home. Within half a mile of the property you will find a local convenience store, two public houses, a well connected bus route and picturesque countryside walks. Frinton-on-sea's town centre, seafront and mainline railway station are conveniently located within two miles away and an early viewing is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms & Study**
- **Detached House**
- **34'8" Garage**
- **12'5" x 22'6" Lounge**
- **16'7" x 20'11" Kitchen/Diner**
- **In Need of Modernisation**
- **Quiet Village Location**
- **South Facing Garden**
- **Council Tax Band - D**
- **EPC Rating - D**



Price £325,000 Freehold

The accommodation comprises approximate room sizes:

Sealed unit double glazed door to:-

Entrance Porch

Sealed unit double glazed windows to side. Hardwood door leading to:-



Hallway

Radiator. Sealed unit double glazed window to side. Stair flight to first floor. Door to:-



Cloakroom

Suite comprises low level w/c. Vanity wash hand basin. Radiator. Sealed unit double glazed window to side.



Lounge

12'5" x 22'6"

Two radiators. Built in storage cupboard. Large sealed unit double glazed window to front. Door to:-



Kitchen/Diner

16'7" x 20'11"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel sink bowl and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further range of matching fronted units at both eye and floor level. Space for fridge/freezer. Part wood effect laminate flooring. Remainder vinyl flooring. Radiator. Single glazed window to front. Sealed unit double glazed window to front.



Landing

Built in airing cupboard housing hot water cylinder. Loft access.
Sealed unit double glazed window to side. Doors to:-



Master Bedroom

12'1" x 19'2"

Fitted wardrobes. Vanity wash hand basin with storage cupboards under. Two radiators. Two sealed unit double glazed windows to front.



Bedroom Two

7'3" x 13'9"

Radiator. Sealed unit double glazed window to front. Door to:-



En-suite

White suite comprises low level w/c. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Extractor fan. Vinyl flooring.



Bedroom Three

9'12" x 9'3"

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



Study

5'9" x 8'

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



Bathroom

Suite comprises low level w/c. Vanity hand wash basin with storage cupboards under. Fitted panelled bath. Fully tiled walls. Obscured sealed unit double glazed window to side.



Shower Room

Suite comprises of vanity wash hand basin with storage cupboards under. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Extractor fan.



Outside - Rear

Low maintenance paved rear garden. South Facing. Array of plants and shrubs Greenhouse to remain. Outside light. Private access door to garage.



Garage

7'10" x 34'8"

Power and light connected. Plumbing for washing machine and space for tumble dryer. Two single glazed windows to side and rear.

Outside - Front

Hard standing driveway providing ample off street parking leading to garage with an up and over door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2025/2026 £2216.84 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): No (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

DH/02.26

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.

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



PYESAND

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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

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The Action Agents

