

REDUCED

£475,000 Freehold



7 Tamarisk Close, Kirby-le-Soken, Frinton-on-Sea, Essex . CO13 0GG

- Three Double Bedrooms
- Detached Bungalow
- Non-Estate Village Location
- High End Finish Throughout
- En-Suite To Master Bedroom
- Open-Plan Kitchen/Family Room
- Driveway & Garage
- South Facing Rear Garden



PROPERTY DESCRIPTION

Neatly tucked at the end of a New Close in the very popular Semi-Rural Village of KIRBY-LE-SOKEN My Moving Places has the pleasure in offering For Sale this THREE DOUBLE BEDROOM DETACHED BUNGALOW. On entry you are welcomed into a Bright and Spacious Entrance Hall with the Master Bedroom and Bedroom Two to the left with Bedroom Three on the right. The Master Suite boasts French doors to the Garden as well as an En-Suite with Large Walk-In Shower. The remaining Two Bedrooms, both Doubles are serviced from the main Family Bathroom. Back through the Entrance Hall are double doors to the main Living Space with an Open-Plan Kitchen fully equipped with Integrated Bosch Appliances and Living Room with Modern Fireplace, Quartz Peninsular Breakfast Bar and French doors to the Garden. This home has High End Finishes not only in the Kitchen and Bathrooms but across the entire property with many hidden features including; Underfloor Heating, Utility Cupboard away from the Kitchen with Plumbing and Heating Controls and Made to Measure Shutters on all the windows. Externally the South Facing Garden onlooks to trees and serves as a Great Hosting Space with a Large Patio, with the Front Providing Off Road Parking for Two Cars and a Long Garage. A viewing of this property is essential to appreciate the high end finishes, its great location and the versatility that it can offer.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Composite entrance door with obscured double glazed window panel to side, double glazed window to front aspect, under floor heating, wood flooring, double door storage cupboard, Utility cupboard with space and plumbing for washing machine and tumble dryer, pipework and controls for underfloor heating.

MASTER BEDROOM

11' 4" x 17' 0" (3.45m x 5.18m) Double glazed French doors to garden, under floor heating, wooden floor. Door to En-Suite.

EN-SUITE

7' 6" x 3' 10" (2.29m x 1.17m) Suite comprising low level WC, vanity wash had basin with storage and low profile large walk in shower cubicle. Obscure double glazed window to front aspect, under floor heating, tiled floor, fully tiled walls, extractor fan.

BEDROOM TWO

11' 3" plus door recess x 10' 10" (3.43m x 3.30m) Double glazed window to rear aspect, under floor heating, wooden floor.

BEDROOM THREE

11' 6" x 10' 1" (3.51m x 3.07m) Double glazed window to front aspect, under floor heating, wooden floor.

FAMILY BATHROOM

9' 4" x 7' 5" (2.84m x 2.26m) Suite comprising of low level WC, vanity wash hand basin with storage, panelled bath with mains shower and glass screen. Obscure double glazed window to side aspect, underfloor heating, tiled floor, fully tiled walls, extractor fan.

KITCHEN/LIVING ROOM

26' 6" x 16' 0" (8.08m x 4.88m) Range of matching base, drawer and eye level units, square edge Quartz work surface under mounted stainless steel one and one half sink unit. Integrated Bosch induction four ring hob with extractor over, double Bosch oven, Bosch dishwasher, Bosch fridge freezer and slimline wine cooler fridge. Breakfast bar peninsular dividing the Kitchen area to the Living Space. Double glazed French doors to garden, four double glazed windows to side and rear aspects, under floor heating, wooden floor, contemporary fireplace.

EXTERIOR

GARDEN

To the Front: Block paved driveway leading to garage and pathway to entrance.

To the Rear: Block paved patio with decking area to the rear of the garden, remainder laid to lawn with shrub borders. Access to front via side gate, outside lights.

GARAGE

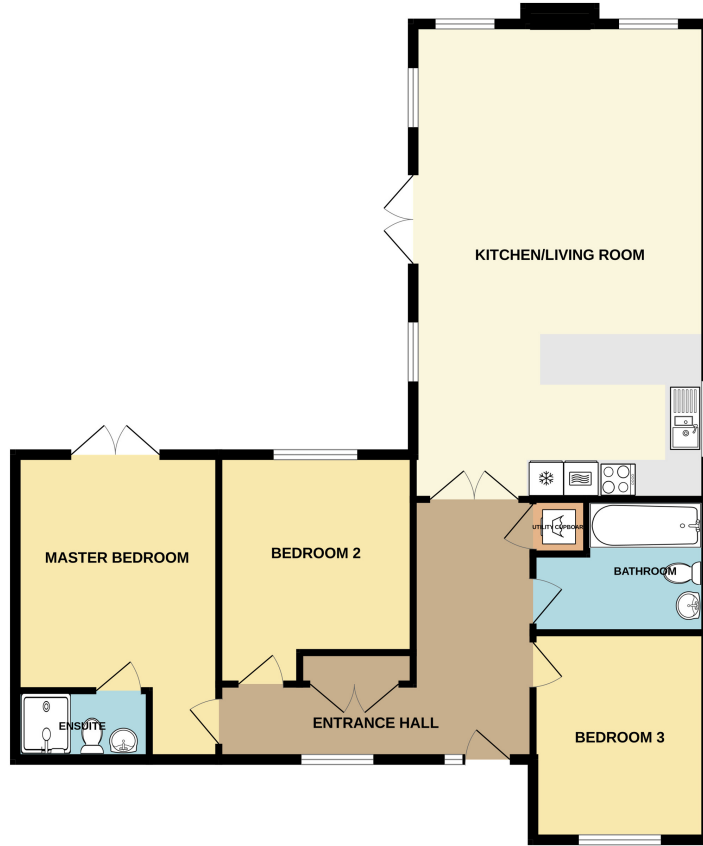
23' 3" x 9' 9" (7.09m x 2.97m) Electric up and over door, power and light.



FLOORPLAN & EPC



ACCOMMODATION



TAMARISK CLOSE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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