



- Detached Family Home
- Beautiful Landscaped Garden With Field Viewing
- Built in 2016 New Build Warranty Remaining
- Double Garage
- Ample Off Road Parking
- Walking Distance Of Local Amenities
- EPC RATING B
- High Quality Fittings Throughout
- Rare Opportunity

## Bramleys, Walton Road, Kirby-le-Soken, Frinton-on-Sea, Essex. CO13 0DA.

This spacious and attractive home is part of a small select private new development built by the renowned Rose Builders. This substantial plot with a beautiful rear garden is over looking fields with backwater views. Offering just under 2000sq ft of accommodation including high specification throughout, greets you with a storm porch, country style shaker kitchens including fully integrated appliances by Neff and quartz work top, utility room, engineered oak flooring, ceramic tiling and sisal carpets. Multi burner to the living room with bi-folding doors, versatile living with two double ground floor bedrooms and two double first floor bedrooms, family bathroom suite, and ground floor family bathroom. Bespoke fitted storage, a substantial landscaped rear garden, double garage with ample off road parking. Kirby-Le-Soken is a small village, with good local pubs, shops and post office whilst keeping countryside walks on the doorstep. Early viewing highly advised to fully appreciate what this fabulous property has to offer.





# Property Details.

## Entrance Hall

Composite front door, tiled entrance with the remainder laid to oak flooring, underfloor heating, storage cupboard, staircase to first floor:

## Lounge



23' 0" x 13' 01" (7.01 m x 3.99m) Underfloor heating, sisal flooring, double glazed bi-folding doors to side and rear, limestone fire surround and hearth with multi burner.

## Kitchen/Dining Room



17' 1" x 11' 3" (5.21 m x 3.43m) Under floor heating, inset spot lights, double glazed window and door to rear, open plan lounge diner, fitted shaker style kitchen with a range of wall and base units, quartz worktop, integrated Neff dish washer, double oven, fridge/freezer, gas hob, over head fan, inset sink, and ceramic floor.

## Utility Room

3.91 m x 3.43m (12'10 x 11'3) Double glazed window to rear, ceramic tiles, inset spot lights, space for washing machine, dish washer, wall mounted boiler space for American style fridge freezer, quartz worktop and stainless steel sink.

## Ground Floor/Bedroom Three



4.95m x 3.25m (16'3 x 10'8) Double glazed window to front, underfloor heating, and door leading to:

## En Suite



Double glazed window to side, underfloor heating, low level WC, wall mounted vanity basin unit, panelled bath with over head shower, tiled flooring, part tiled walls and towel rail.

# Property Details.

## Snug/ Office/Ground Floor - Bedroom Four



4.95m x 3.25m (16'3 x 10'8) - Double glazed window to front, under floor heating, panelling to walls, part panelled walls, feature fireplace recess with inset electric fire and bespoke alcove fitted units.

## Ground Floor Bathroom

Double glazed window to side, inset spot lights, towel rail, underfloor heating, low level WC, mounted vanity wash hand basin and bath with bi-folding shower screen, double glazed window to side and tiled flooring.

## First Floor

### Landing

Loft access, radiator, doors leading to:

### Bedroom One



6.71m x 4.95m (22' x 16'3) - Double aspect front and rear windows with stunning views and radiator.

## Bedroom Two



4.95m x 4.95m (16'3 x 16'3) - Double aspect windows front and rear, fitted double wardrobes and radiators.

## Shower Room

Double glazed window to rear, inset spot lights, low level WC, shower encloser with tiled splash back, vanity wash hand basin and towel rail.

## Outside

### Rear Garden



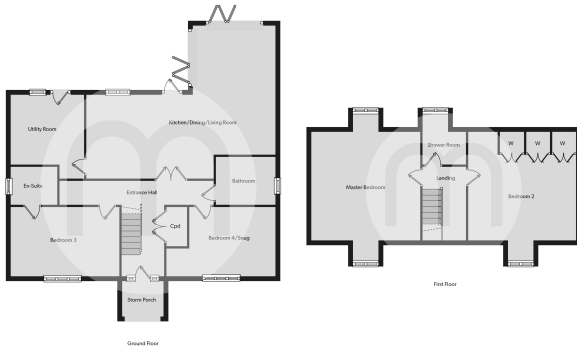
A charming well established private mature rear garden mainly laid to lawn and well stocked by mature shrubs and plants, patio area, space for hot tub, raised planters to side, pergola with canopy, vegetable garden and raised areas, potting shed, green house and garden shed, side access to the driveway, backing onto farmers land. The garden has been lovingly cared for by the current owners.

## Double Garage & Parking

The spacious driveway creating ample off road parking and retained by mature shrubs, along with access to the detached garage with power and light.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.