



Pyesand, KIRBY-LE-SOKEN. CO13 0EA

- Detached Family Home
- Versatile Bedroom Configurations
- Potential For Ground Floor Annex
- Ground Floor Shower Room
- Laundry Room
- First Floor Family Bathroom
- Four First Floor Bedrooms
- Dual Aspect Lounge/Diner
- Front & Rear Gardens
- Close To Village Shop & Backwaters



PROPERTY DESCRIPTION

Located in the popular Semi-Rural Village of KIRBY-LE-SOKEN, My Moving Places have the pleasure of offering For Sale this SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED HOUSE. On arrival you step into a Large Entrance Hall with access into the Dual Aspect Lounge/Diner and through to the Rear Facing Kitchen with some Integrated Appliances. Back through the Hall are Two More Reception Room both of which can make ideal additional Bedrooms. There is also a Ground Floor Shower Room and Laundry. To the First Floor a Large and Bright Square Landing gives way to Four Bedrooms and the Family Bathroom. Externally this home boasts well stocked Front & Rear Gardens with a Good Sized Driveway for Multiple Vehicles. The position of this house is ideal for any family wanting to be in Catchment to Kirby Primary Academy and Tendring Technology College and the Village Store, Pub and Backwaters are within easy reach. In our opinion this house needs to be viewed to fully appreciate the versatile layout of this generously sized village home.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door with stained glass panel to front aspect, laminate flooring, coved and textured ceiling, under stairs storage cupboard, stairs to First Floor, radiator.

SHOWER ROOM

8' 2" x 6' 7" narrowing to 3'6" (2.49m x 2.01m) White low level WC, pedestal wash hand basin and separate shower cubicle with electric shower (not tested). Laminate flooring, coved and textured ceiling, heated towel rail.

OFFICE/BEDROOM

11' 2" x 6' 7" (3.40m x 2.01m) Double glazed window to front, fitted carpet, coved and textured ceiling, radiator.

LAUNDRY

5' 11" x 4' (1.80m x 1.22m) Spaces for fridge/freezer and tumble dryer, space and plumbing for washing machine. Tiled flooring, coved and textured ceiling.

RECEPTION ROOM/BEDROOM

12' 10" x 7' 1" (3.91m x 2.16m) Double glazed French doors to garden, double glazed window to side, laminate flooring, coved and textured ceiling, radiator with cover.

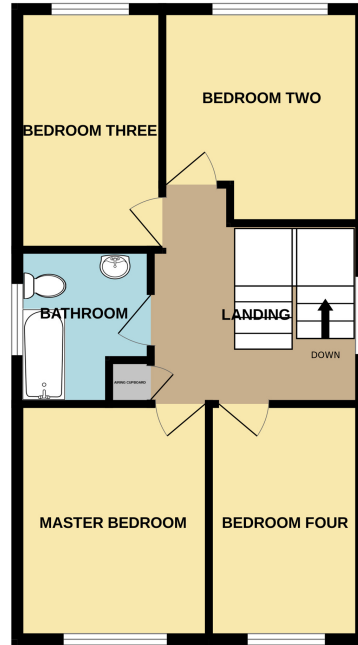
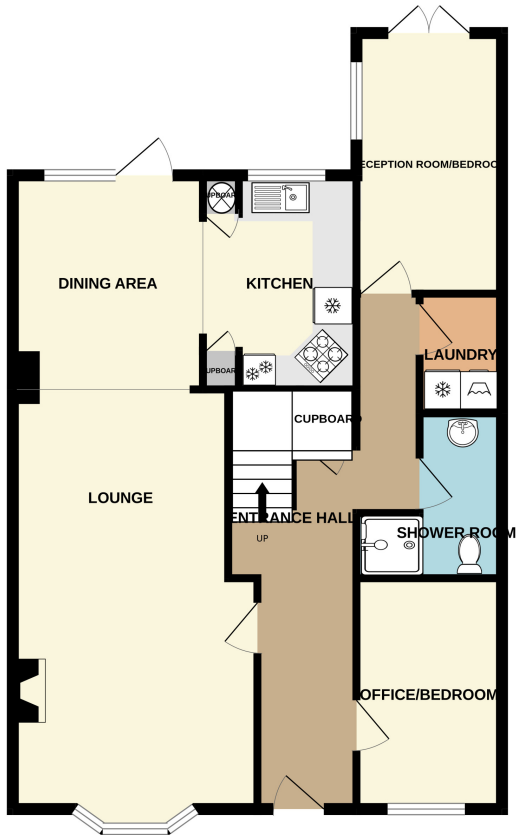


FLOORPLAN & EPC



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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| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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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