



## 32 Horsey Road, KIRBY-LE-SOKEN, Essex. CO13 0DZ

- Three Bedroom
- Off Road Parking
- Semi Rural Village Location
- Modern Fitted Kitchen
- Gas Central Heating & Double Glazed Throughout
- Close To All Local Amenities



## PROPERTY DESCRIPTION

Situated in a non-estate position in the traditional, charming village of Kirby-Le-Soken, My Moving Places Estate Agents are delighted to offer for sale this THREE BEDROOM SEMI DETACHED HOUSE. The property is located within half a mile of the local shopping facilities, two public houses in the village and also within two miles of the main railway station that takes you to London Liverpool Street. Internally this house welcomes you into a Good Sized Entrance Hall with double doors into the Lounge, Laminate flooring throughout the ground floor, Modern Kitchen with everything you need including a Range Cooker with an Induction Hob, Free Standing Kitchen Island, White Shaker Style Base and Wall Units, Dishwasher and Black Laminate Work tops. Rear Extension with Double Doors looking out onto the Stunning Garden with lots of natural sun light streaming through the Extension with the bonus of a Roof Lantern. To the First Floor there are Three Bedrooms and also a modern family Bathroom which consists of Hand Basin, Low level WC, Bath and Shower. Rear Garden is presented in very good order with a Summer House at the bottom. Driveway at front is Blocked Paved Offering Ample Parking. An internal inspection is highly recommended to fully appreciate the accommodation on offer.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

White PVC Front Door, smooth ceiling, Laminate Flooring, Window to front aspect, Radiator.

#### LOUNGE

13' 05" x 12' 09" (4.09m x 3.89m) Double glazed window to front aspect, smooth ceiling, Laminate Flooring, Radiator.

#### KITCHEN

16' 07" x 13' 05" (5.05m x 4.09m) Range of matching white shaker style base and wall units, black laminate work tops, Range cooker with Induction Hob which can be purchased separately, Free Standing Island also to purchased separately, Dishwasher, modern vertical Radiator, ceiling spotlights, laminate flooring, sink drainer.

#### REAR EXTENSION/FAMILY ROOM

16' 06" x 10' 05" (5.03m x 3.17m) Double glazed French doors opening out to the rear garden, spotlights, lantern window, laminate Flooring, smooth ceiling,

#### GARAGE ROOM/UTILITY

7' 05" x 17' 05" (2.26m x 5.31m) Double glazed PVC front door, window to rear aspect, being used as a craft room. Space and plumbing for washing machine.

### FIRST FLOOR

#### MASTER BEDROOM

9' 01" x 13' 01" (2.77m x 3.99m) Double glazed window to front aspect, artex ceiling, radiator, fitted carpet.

#### BEDROOM TWO

9' 11" x 11' 01" (3.02m x 3.38m) Double glazed window to rear aspect, radiator, artex ceiling, fitted carpet.

#### BEDROOM THREE

7' 04" x 8' 01" (2.24m x 2.46m) Double glazed window to front aspect, artex ceiling, radiator, fitted carpet.

#### BATHROOM

6' 05" x 7' 10" (1.96m x 2.39m) Obscure double glazed window to rear aspect, half-tiled walls, bath, vanity unit with sink and low level WC. Built in shower cubicle with obscure double glazed window to side aspect. Smooth ceiling with spot lights, vinyl flooring and towel rail.

### GARDEN

#### FRONT GARDEN

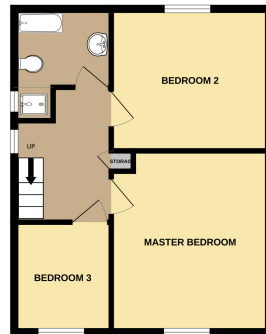
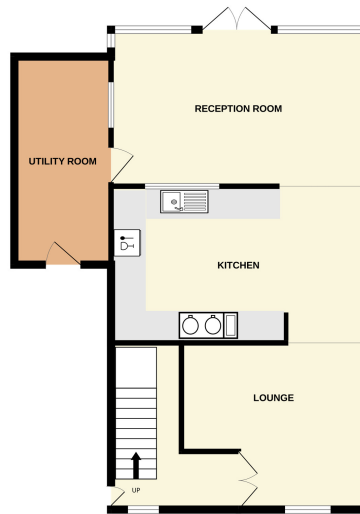
Block paved drive.

#### REAR GARDEN

Patio area leading to archway into area with shrubs, plants and vegetables. Pond, shed and summerhouse.



# FLOORPLAN



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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