

FOR SALE

£270,000 Freehold



# Dugmore Avenue, Kirby-le-Soken, Frinton-on-Sea, Essex . CO13 0ED

- No Onward Chain - Keys To View
- Three Bedroom Semi Detached House
- First Floor Bathroom & Separate W.C
- Field Views To The Rear
- Front & Rear Gardens
- Driveway & Garage



## PROPERTY DESCRIPTION

Situated in the heart of the ever-popular semi-rural village of Kirby-le-Soken, My Moving Places are delighted to present this three bedroom semi-detached home offered with no onward chain.

This property is currently a work in progress and will be completed prior to sale, offering a fantastic opportunity for buyers looking to personalise a home in a desirable location. The ground floor features a spacious open-plan lounge and dining area, modern fitted kitchen, and a conservatory overlooking the garden. Upstairs, you'll find three good-sized bedrooms, a refitted bathroom, and a separate WC. Externally, the rear garden backs directly onto open fields, providing a lovely outlook from all rear-facing rooms, while the front of the property offers a private driveway and garage. The location is ideal for families, with both Kirby Primary Academy and Hamford Primary Academy nearby, and the picturesque Kirby Backwaters just a short walk away – perfect for dog walking and nature lovers. The village itself benefits from two well-regarded pubs and a welcoming community atmosphere. Viewing is highly recommended to appreciate both the potential and location of this home.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

6' 2" x 12' 6" (1.88m x 3.81m) Accessed via a double-glazed front door, the entrance hall provides a welcoming first impression with wood-effect flooring and a large feature window that allows in plenty of natural light. The hallway provides access to the main living accommodation and stairs to the first floor.

#### LOUNGE/DINER/KITCHEN

Lounge/Diner 13' 5" x 26' 8" (4.09m x 8.13m)  
Kitchen 8' 6" x 14' 2" (2.59m x 4.32m)

This spacious and versatile open-plan layout combines the lounge, dining area and kitchen—perfect for modern living and entertaining. Natural light flows through from the front aspect window, enhancing the bright and airy feel throughout.

The dining space connects effortlessly with the kitchen, while double doors at the rear lead through to the conservatory.

The kitchen features a range of white shaker-style wall and base units with wood-effect worktops and an inset stainless steel sink. There is ample space and plumbing for appliances, along with an integrated oven and extractor. The layout offers excellent preparation and storage options within a practical and sociable setting.

### FIRST FLOOR

#### MASTER BEDROOM

9' 11" x 13' 1" (3.02m x 3.99m) The master bedroom is a bright and spacious double room, enhanced by a large front-facing window that fills the space with natural light and offers rooftop views. Decorated with a statement feature wall, the room has a stylish finish and neutral carpet underfoot. There are built-in wardrobes providing useful storage and maintaining a clean, uncluttered layout.

#### BEDROOM TWO

9' 11" x 10' 11" (3.02m x 3.33m) Bedroom Two is a comfortable and neutral space with soft grey décor and a large window that allows for an abundance of natural light. The room offers good floor space and a pleasant outlook, making it ideal as a guest room, child's bedroom or home office.

#### BEDROOM THREE

6' 7" x 8' 2" (2.01m x 2.49m) A compact and functional third bedroom, neutrally decorated and carpeted for comfort. A window to the rear aspect allows natural light to fill the space, making it suitable as a child's room, nursery or home office.

#### BATHROOM

6' 7" x 7' 1" (2.01m x 2.16m) This modern bathroom is finished with neutral-toned tiling and features a three-piece suite comprising a panelled bath with overhead electric shower and glass screen, a contemporary vanity unit with inset wash hand basin, and a wall-mounted mirror. The large frosted window provides natural light while maintaining privacy. The room offers a clean and calming space, ideal for relaxation.

#### CLOAKROOM

3' 1" x 5' 5" (0.94m x 1.65m) The separate WC benefits from a good-sized frosted window offering plenty of natural light while maintaining privacy. It features a modern close-coupled toilet and a contemporary vanity unit with integrated hand basin and chrome mixer tap. Attractive patterned floor tiles add character to the space. Please note, this area is currently undergoing cosmetic improvement works.

#### EXTERIOR

#### FRONT & REAR GARDENS

##### FRONT:

The front garden is neatly laid to lawn, providing a welcoming and well-maintained approach to the property. A hardstanding driveway runs alongside the lawn, offering off-road parking and leading to a detached garage. The entrance is framed by a small canopy with hanging basket, adding charm and character to the home's frontage.

##### REAR:

Compact rear garden enjoying open field views and offering a blank canvas for landscaping or personalisation.



GROUND FLOOR

1ST FLOOR



DUGMORE AVENUE

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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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