

FOR SALE

£400,000 Freehold



## 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

Five-Bedroom Detached Family Home in Kirby-le-Soken – No Onward Chain Located in a **QUIET CUL-DE-SAC** in the popular village of Kirby-le-Soken, this **DETACHED FIVE-BEDROOM FAMILY HOME** offers **SPACIOUS AND FLEXIBLE ACCOMMODATION**, well suited to growing families or those needing space to work and live comfortably under one roof. The ground floor is arranged around a **WELCOMING ENTRANCE HALL**, leading to a **DUAL-ASPECT LOUNGE** with feature fireplace and an adjoining dining area with **FRENCH DOORS OPENING ONTO THE REAR GARDEN** — ideal for everyday family life and entertaining. The kitchen provides ample storage and worktop space and benefits from access to a **SEPARATE UTILITY ROOM**, helping keep day-to-day household tasks out of the main living areas. There are **TWO ADDITIONAL GROUND FLOOR ROOMS**, offering excellent flexibility and currently used as an office and additional reception space, but equally suitable as **GROUND FLOOR BEDROOMS, PLAYROOMS OR STUDY SPACE**. A **GROUND FLOOR SHOWER ROOM WITH WC** adds further practicality for family living. Upstairs, the first floor provides **FOUR WELL-PROPORTIONED BEDROOMS**, including a generous master bedroom, along with a **FAMILY BATHROOM**. Outside, the property sits on a **CORNER PLOT** with front and rear gardens offering space for children to play, along with a **DETACHED GARAGE** and **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**. Kirby-le-Soken is a well-regarded village with **LOCAL SHOPS, A VILLAGE PUB, PRIMARY SCHOOL AND OPEN COUNTRYSIDE**, including the nearby Hamford Water Nature Reserve, making it an excellent choice for families seeking a balance of village life and outdoor space. Offered with **NO ONWARD CHAIN**, this is a home that offers both **SPACE AND LONG-TERM FLEXIBILITY**.

Viewing is **HIGHLY** recommended.





# ROOM DESCRIPTIONS

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## 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.

### LOUNGE

24' 2" into window x 12' 4" narrowing to 10'7" (6.76m x 3.76m) Double glazed bow window to front, laminate flooring, coved and textured ceiling, feature fire surround and hearth with living flame gas fire inset, radiator. Open plan to Dining Area.

### DINING AREA

11' 4" x 9' (3.45m x 2.74m) Double glazed door to garden, double glazed window to rear, tiled flooring, coved and textured ceiling. Opening to Kitchen.

### KITCHEN

10' 5" x 7' 7" (3.18m x 2.31m) Range of base, drawer, display and matching eye level units, roll edge work surfaces inset sink and drainer. Built in electric oven and gas hob with extractor over, integrated undercounter fridge and freezer, space and plumbing for slimline dishwasher, cupboard housing wall mounted boiler (not tested), built in storage cupboard. Double glazed window to rear, tiled flooring, coved and textured ceiling with spot lights inset, tiled splash backs.

## FIRST FLOOR

### LANDING

Obscured double glazed window to side, fitted carpet, coved and textured ceiling, loft access (the vendor has advised us the loft is boarded), cupboard housing hot water tank.

### MASTER BEDROOM

12' 3" x 9' 3" (3.73m x 2.82m) Double glazed window to front, fitted carpet, coved and textured ceiling, radiator.

### BEDROOM TWO

10' 4" max x 9' 2" (3.15m x 2.79m) Double glazed window to rear, fitted carpet, coved and textured ceiling, radiator.

### BEDROOM THREE

11' 5" x 7' 1" (3.48m x 2.16m) Double glazed window to rear, fitted carpet, coved and textured ceiling, radiator.

### BEDROOM FOUR

11' 7" x 7' (3.53m x 2.13m) Double glazed window to front, fitted carpet, coved and textured ceiling, radiator.

### BATHROOM

8' 6" x 6' 1" (2.59m x 1.85m) Suite comprising low level WC, pedestal wash hand basin and bath with mixer tap and electric shower over (not tested). Obscured double glazed window to side, non slip vinyl flooring, coved and textured ceiling with spot lights inset, heated towel rail.

## EXTERIOR

### GARDEN

To the Front: Long driveway leading to the house with the remainder laid to lawn. Hawthorn and Plum trees, well stocked flower and shrub borders.

To the Rear: Wrap around patio area with raised decking with lidded sand pit. Well stocked raised beds with retaining sleepers, outside tap, outside electric point, lighting. Access to front via side gate.

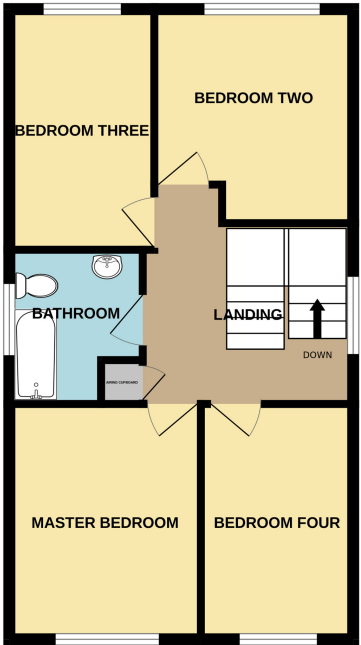
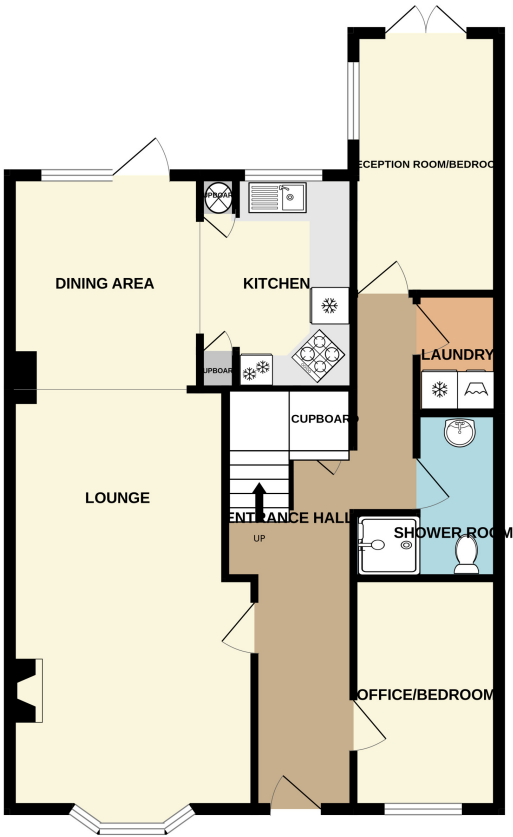


FLOORPLAN & EPC



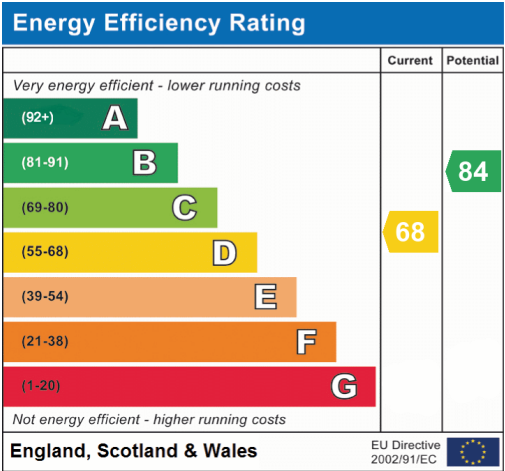
GROUND FLOOR

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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