



38 Horsey Road, KIRBY-LE-SOKEN. CO13 0DZ

- Extended Three Bedroom Detached Bungalow
- En-Suite To Master Bedroom
- Conservatory Still Under Guarantee
- Corner Plot
- Immaculate Rear Garden
- Popular Village Of Kirby Le Soken
- Large Driveway & Garage
- Front & Rear Gardens



PROPERTY DESCRIPTION

Located in the picturesque Semi-Rural Village of KIRBY-LE-SOKEN, My Moving Places have the pleasure in offering For Sale this EXTENDED THREE BEDROOM DETACHED BUNGALOW situated on a generous sized corner plot. Internally the Bright and Welcoming Entrance Hall gives way to all rooms with the Lounge and Kitchen/Breakfast Room to the Front, Bedroom Three/Dining Room and Bathroom next and a further Two Double Bedrooms Rear Facing with an En-Suite to the Master. In addition, the current owners have added a Good Sized Conservatory also accessed from the Entrance Hall giving views of the Garden. Externally the front offers Extensive Off-Road Parking for Multiple Vehicles with the driveway leading to a Garage, remainder laid to lawn and to the Rear a Private and Unoverlooked Rear Garden with Summerhouse. The location of this home is ideal for anyone wanting to enjoy Village Life without being to far from Frinton and Walton and many local amenities. In our opinion a viewing is essential to fully appreciate the size of the accommodation and plot this well presented home is on.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

13' 8" x 3' (4.17m x 0.91m) Double glazed window window to side, laminate flooring, smooth ceiling, double glazed door to Conservatory, opening to entrance hall

CONSERVATORY

12' 7" x 13' 0" (3.84m x 3.96m) Double glazed windows to rear and side aspect, double glazed French doors to rear garden, laminate flooring.

HALLWAY

16' 1" x 2' 8" (4.90m x 0.81m) L-shaped hallway opening from entrance hall. Laminate flooring, smooth ceiling, loft access, airing cupboard with water tank, storage cupboard, radiator.

LOUNGE

17' 11" x 12' 2" (5.46m x 3.71m) Double glazed bay window to front aspect, two radiators, fitted carpet, feature electric fire with hearth and surround.

KITCHEN/BREAKFAST ROOM

19' x 10' 1" (5.79m x 3.07m) Fitted with a range of base units, drawers and eye level units with lighting, roll edge worktop inset 1.5 stainless steel sink with drainer, built in dishwasher, space for electric cooker with extractor fan, space and plumbing for washing machine, wall mounted boiler in separate cupboard, tiled flooring, smooth ceiling, two double glazed windows to front and side, double glazed door to side, radiator.

BEDROOM ONE

17' 2" Narrowing to 10' 2" x 13' 2 (5.23m x 4.01m) Double glazed window to rear, fitted carpet, fitted wardrobes, bedroom furniture to stay, smooth ceiling, radiator. Door to;

EN SUITE

7' 1" x 2' 5" (2.16m x 0.74m) Comprising of low level W.C, wash hand basin, power shower, obscure double glazed window side, tiled flooring, extractor fan, textured ceiling, radiator.

BEDROOM TWO

14' 1" x 8' 10" extending to 12' 1" (4.29m x 2.69m) Double glazed window to rear, fitted carpet, fitted wardrobe, smooth ceiling, radiator.

BEDROOM THREE

11' 1" x 8' 7" (3.38m x 2.62m) Double glazed window to side, fitted carpet, smooth ceiling, radiator.

BATHROOM

7' 10" x 7' 7" (2.39m x 2.31m) Suite comprising of low level W.C, vanity wash hand basin, corner bath, electric over bath shower, tiled flooring, obscure double glazed window to side, smooth ceiling, radiator.

EXTERIOR

GARDEN

To front: Blocked paved driveway, providing ample off street parking.

To Rear: Laid to lawn with flower beds, shingle area with tool shed, summer house, outside plug, outside tap. Access to front via side gate

GARAGE

17' 7" x 7' 10" (5.36m x 2.39m) Up and over door, power and light connected.



FLOORPLAN & EPC



GROUND FLOOR



HORSEY ROAD

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		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Frinton-On-Sea
 148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG
 01255 852929
 sales@mymovingplaces.com