

REDUCED

£375,000 Freehold



## 6a The Street, Kirby-le-Soken, Essex. CO13 0EE

- Four Bedroom Detached House
- En-Suite To Master Bedroom
- Kitchen/Diner
- Ground Floor Cloakroom
- Large Driveway & Garage
- Private & Established Rear Garden
- Semi-Rural Village Location
- Close To Local Amenities Including Post Office & Shop



## PROPERTY DESCRIPTION

Built in 2009/2010 and positioned in the heart of the Semi-Rural Village of KIRBY-LE-SOKEN My Moving Places has the pleasure in offering For Sale this FOUR BEDROOM DETACHED HOUSE. Internally you are welcomed into a Wide and Bright Entrance Hall giving access first to the Kitchen/Diner with its Shaker Style Units and Integrated Neff Appliances. To the Rear is the L-Shaped Lounge/Family Room with French doors to the Garden allowing for a versatile layout with the current owners having both an Home Office Space and Library Wall in addition to their Lounge Area. The Ground Floor also benefits from a Cloakroom accessed from the Entrance Hall. The First Floor has Four Bedrooms, En-Suite to the Master Bedroom and Family Bathroom. Externally the Front has a Large Driveway providing Off-Road Parking for Multiple Vehicles, Garage and Well Stocked Rear Garden. An early viewing is essential to appreciate the location of this versatile village home.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

UPVC Entrance door, obscure double glazed window to front aspect, stairs to first floor, fitted carpet, radiator, smooth ceiling.

#### CLOAKROOM

Comprising low level WC and vanity wash hand basin. Double glazed window to side aspect, laminate flooring, radiator, smooth ceiling.

#### KITCHEN/DINER

15' 10" x 10' 7" (4.83m x 3.23m) Range of matching base, drawer and eye level units, roll edge work surface inset stainless steel one and half sink and drainer unit, integrated Neff gas hob with oven below and extractor over, integrated 50/50 fridge/freezer, space and plumbing for washing machine. Double glazed window to front and side aspects, double glazed door to side, laminate flooring, smooth ceiling inset spot lights, radiator.

#### LOUNGE/FAMILY ROOM

21' 0" x 17' 7" (6.40m x 5.36m) Double glazed window to rear aspect, double glazed French doors to rear garden, under stairs storage cupboard, fitted carpet, radiator, smooth ceiling.

### FIRST FLOOR

#### LANDING

Double glazed window to side aspect giving views over the village green, storage cupboard, fitted carpet, radiator, smooth ceiling.

#### MASTER BEDROOM

15'1 reducing to 11' 2" x 10' 2" (3.40m x 3.10m) Double glazed window to rear aspect, fitted carpet, radiator, smooth ceiling.

#### EN-SUITE

5' 10" x 5' 6" (1.78m x 1.68m) Comprising low level WC, pedestal wash hand basin, corner shower with mains shower. Laminate flooring, extractor fan, heated towel rail, smooth ceiling.

#### BEDROOM TWO

16' 1" x 8' 10" (4.90m x 2.69m) Double glazed window to front aspect, loft access (pull down ladder boarded and with lights), fitted carpet, radiator, smooth ceiling.

#### BEDROOM THREE

9' 2" x 7' 1" (2.79m x 2.16m) Double glazed window to rear aspect, fitted carpet, radiator, smooth ceiling.

#### BEDROOM FOUR

8' 11" x 8' 5" (2.72m x 2.57m) Double glazed window to front aspect, fitted carpet, radiator, smooth ceiling.

#### BATHROOM

6' 11" x 5' 5" (2.11m x 1.65m) Suite comprising low level WC, vanity wash hand basin, panelled bath with shower and glass screen. Obscure double glazed window to side aspect, laminate flooring, heated towel rail, smooth ceiling.

### EXTERIOR

#### FRONT GARDEN

Blocked paved driveway leading to Garage. Enclosed with dwarf brick wall, access to rear via side gate.

#### REAR GARDEN

Paved patio area, remainder laid to lawn with fruit trees, shrubs and flower borders, pergola with built in seating on a slate chippings base, access to front via side gate, outside tap. Courtesy door to garage.

#### GARAGE

Up and over door, courtesy door to garden, power and light connected.



# FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



THE STREET

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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		76	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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