



32 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

Located in the popular Semi-Rural Village of KIRBY-LE-SOKEN, My Moving Places have the pleasure of offering For Sale this SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED HOUSE. On arrival you step into a Large Entrance Hall with access into the Dual Aspect Lounge/Diner and through to the Rear Facing Kitchen with some Integrated Appliances. Back through the Hall are Two More Reception Room both of which can make ideal additional Bedrooms. There is also a Ground Floor Shower Room and Laundry. To the First Floor a Large and Bright Square Landing gives way to Four Bedrooms and the Family Bathroom. Externally this home boasts well stocked Front & Rear Gardens with a Good Sized Driveway for Multiple Vehicles. The position of this house is ideal for any family wanting to be in Catchment to Kirby Primary Academy and Tendring Technology College and the Village Store, Pub and Backwaters are within easy reach. In our opinion this house needs to be viewed to fully appreciate the versatile layout of this generously sized village home.



ROOM DESCRIPTIONS

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.

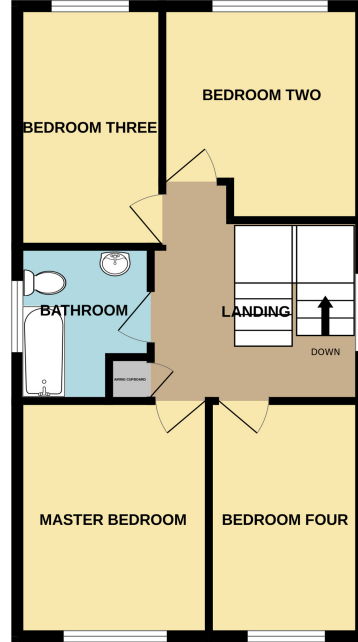
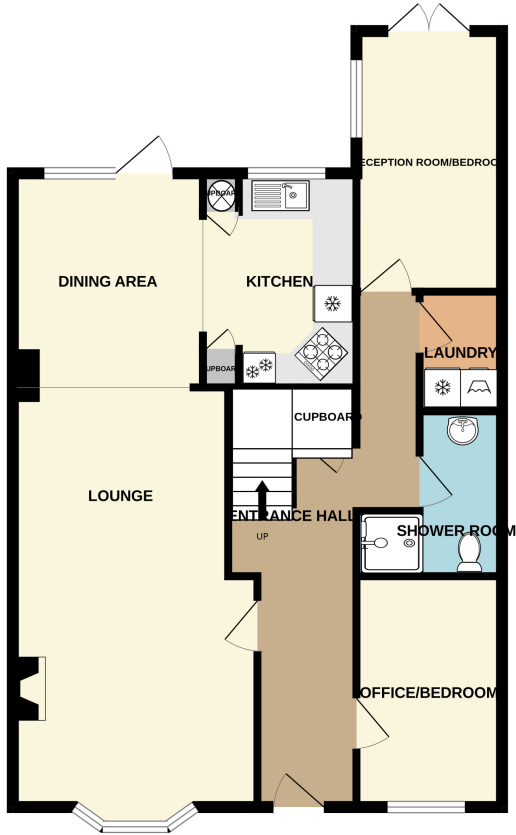


FLOORPLAN & EPC



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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