LAMB & CO

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Inspired by property, driven by passion.









WALTON ROAD, FRINTON-ON-SEA, CO13 0DU

PRICE GUIDE £775,000

""GUIDE PRICE £775,000-£800,000" This impressive six-bedroom, three-storey detached house on Walton Road, Kirby Le Soken offers an exceptional blend of space, versatility, and modern living. Boasting six well-proportioned bedrooms, three of which benefit from stylish en-suite facilities, the property is perfectly suited to growing families or those seeking flexible accommodation.

At the heart of the home is a spacious open-plan kitchen area, ideal for both everyday living and entertaining, which flows seamlessly into a bright conservatory overlooking the garden. Complementing this is a separate, comfortable lounge, as well as a dedicated office space—perfect for home working.

- Six Bedroom Detached House
- Solar Panels
- Beautifully Presented
- Village location
- Garage & Off Road Parking
- EPC B

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



KITCHEN/BREAKFAST ROOM

22'6" x 20'0" (6.86m x 6.10m)



UTILITY ROOM

7'0" x 6'1" (2.13m x 1.85m)

CONSERVATORY

12'4" x 12'4" (3.76m x 3.76m)



LOUNGE

20'0" x 11'8" (6.10m x 3.56m)



DINING ROOM

16'6" x 10'6" (5.03m x 3.20m)

OFFICE

11'5" x 8'1" (3.48m x 2.46m)



WC

7'0" x 6'1" (2.13m x 1.85m)

LANDING





BEDROOM ONE

19'6" x 11'9" (5.94m x 3.58m)



ENSUITE

9'0" x 4'0" (2.74m x 1.22m)



DRESSING ROOM

11'0" x 9'8" (3.35m x 2.95m)



BEDROOM TWO

15'2" x 10'0" (4.62m x 3.05m)



ENSUITE

9'0" x 4'0" (2.74m x 1.22m)



BATHROOM

9'0" x 6'6" (2.74m x 1.98m)



BEDROOM THREE

11'4" x 9'4" (3.45m x 2.84m)



LANDING

BEDROOM FIVE

16'3" x 13'6" (4.95m x 4.11m)



BEDROOM FOUR

11'2" x 9'0" (3.40m x 2.74m)



ENSUITE

13'0" x 5'5" (3.96m x 1.65m)



BEDROOM SIX

16'3" x 11'9" (4.95m x 3.58m)



GARDEN



FRONT ASPECT



REAR ASPECT



Material Information

Council Tax Band: G
Heating: Gas
Services: Mains
Broadband: Ultrafast fibre
Mobile Coverage: Vodaphone-83%, EE-76%, O2-76%, Three-63%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Surface water-very low, rivers & sea-very low
Additional Charges: N/A
Seller's Position: Purchasing onward
Garden Facing: North

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

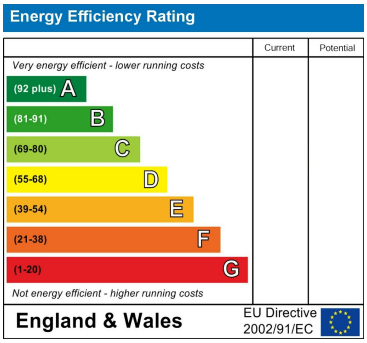
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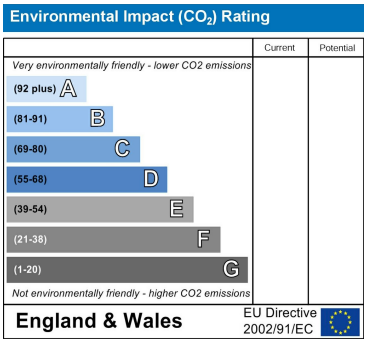
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



EPC Graphs





Floorplan



TOTAL FLOOR AREA : 2871 sq.ft. (266.7 sq.m.) approx.

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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