



LAMB & CO

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## HOCKRIDGE CLOSE, KIRBY CROSS, CO13 0ND

PRICE £450,000

**\*\* FINAL PLOT REMAINING - READY TO MOVE IN \*\*** Hockridge Close is an exclusive, private development of just three, detached bungalows built by reputable developers Bocking Homes. The properties offer the best in modern luxury using quality materials and high-specification finishes. All bungalows are built with energy efficiency in mind, utilising the latest technology to ensure low running costs all year round.

- Three Double Bedrooms
- Bespoke Kitchen
- South Facing Garden
- Luxury Finish
- En-Suite
- EPC B
- Store/Garage with Electric Roller Door
- Block Paved Driveway
- Private Cul-De-Sac of Just Three Properties



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## DESCRIPTION

These three bedroom bungalows feature open-plan living areas looking over the gardens with modern kitchen designs including integrated appliances & Quartz worktops plus a separate utility room. There are three generous bedrooms with an en-suite to the master plus a family bathroom & integral store room with electric roller door. Externally the properties afford block paved driveways and a fully landscaped garden with larger than average patio.

Located in the sought after village of Kirby Cross which offers peaceful village life with lots of countryside walks as well as a train station, local shop and an array of takeaways within half a mile. The Victorian seaside town of Frinton-on-Sea is approximately two miles away with all the usual amenities on Connaught Avenue as well beautiful sandy beaches. Thorpe-Le-Soken also lies approximately two miles away and offers a range of shops, bars and eateries.

## THE DEVELOPER

This bungalow has been built by 'Bocking Homes'. Bocking Homes have developed numerous properties in the Tendring area and are renowned for their high-quality finish and exceptional customer service. [www.bockinghomes.co.uk](http://www.bockinghomes.co.uk)

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

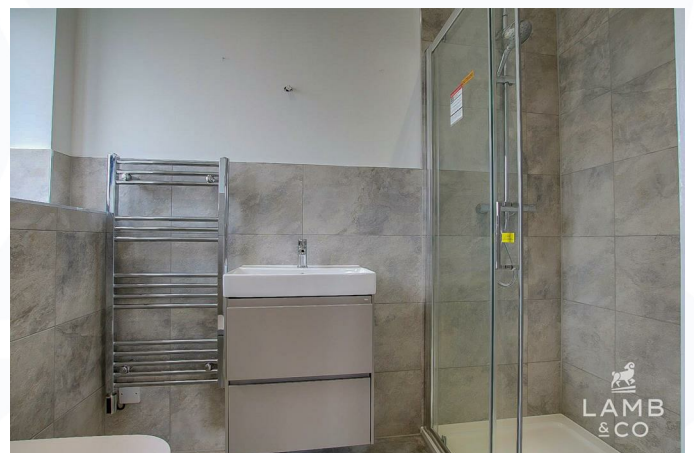


## BEDROOM ONE

16'6 x 15'3 into bay (5.03m x 4.65m into bay)



## EN-SUITE



## BEDROOM TWO

12'3 x 9'10 (3.73m x 3.00m)



## BATHROOM

12'10 max x 6'5 (3.91m max x 1.96m)



## BEDROOM THREE

12'3 x 9'10 (3.73m x 3.00m)



## STORAGE ROOM

12'10 x 8'6 (3.91m x 2.59m)

Potential office/dressing room

## KITCHEN/LIVING/DINING

25'5 x 12'6 (7.75m x 3.81m)



## KITCHEN AREA



## UTILITY ROOM

8'6 x 4'7 (2.59m x 1.40m)

## OUTSIDE

### FRONT



### REAR



## Additional Information

Council Tax Band: TBC

Heating: Underfloor heating - Air Source Heat Pump

Seller's Position: No onward chain

Garden Facing: South

Warranty: 10 Year ICW Warranty

Services: Electricity, mains water, mains drainage

Broadband: Full Fibre available

## Agents Note Sales

1) 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.

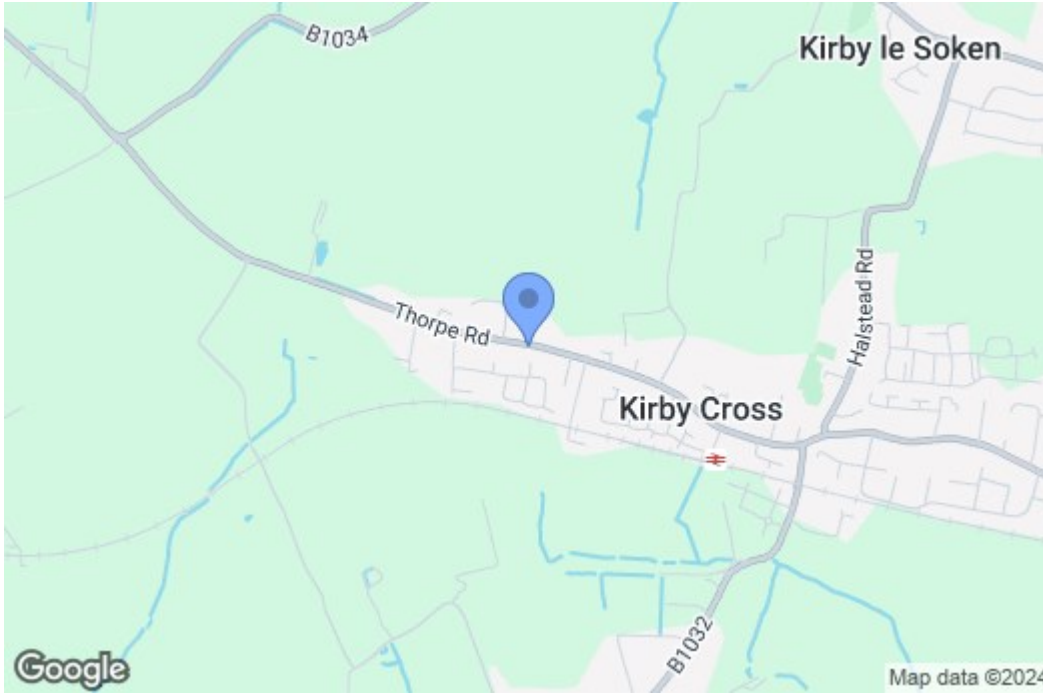
2) Actual postcode: CO13 ONL

## AML

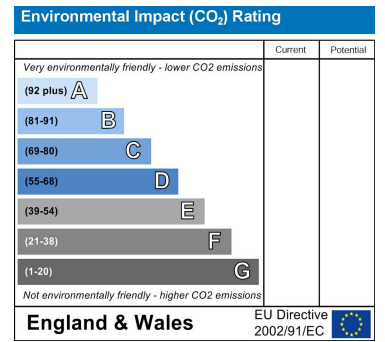
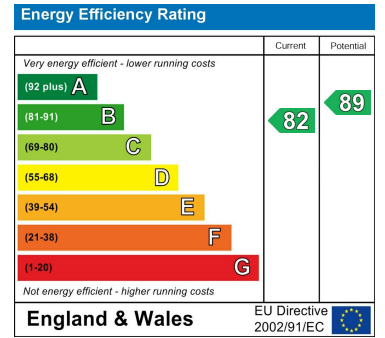
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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

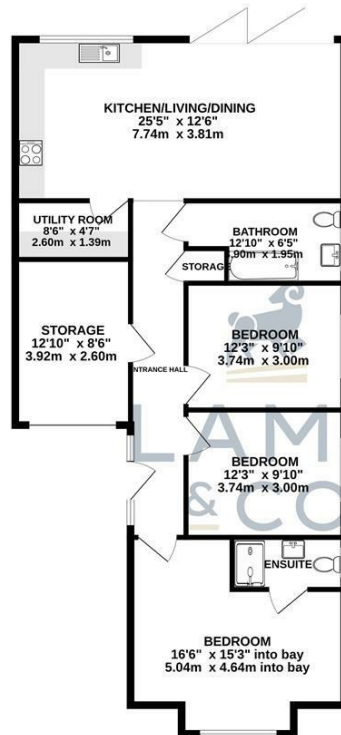


## EPC Graphs



## Floorplan

GROUND FLOOR  
1138 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.8 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 in conjunction with 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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