



LAMB & CO

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Inspired by property, driven by passion.



JASMINE CLOSE, FRINTON-ON-SEA, CO13 0GU

PRICE £525,000

Built in 2024, this stunning five-bedroom detached house in the desirable area of Kirby Cross offers contemporary and spacious living. Designed to a high specification, the property features a bright and airy lounge, a modern open-plan kitchen/dining area, and five well-sized bedrooms, including a luxurious master with en-suite. Externally, the home benefits from a private garden, a driveway providing ample parking, and a double garage. Ideally located close to local amenities, schools, and transport links, this brand-new home is perfect for families seeking modern comfort in a sought-after location.

- Five Bedrooms
- Kirby Cross
- Built In 2024
- Immaculate Throughout
- Double Garage
- EPC - A

ENTRANCE HALL

STUDY

11'00" 7'8" (3.35m 2.34m)

DINING ROOM

11'00" 10'00" (3.35m 3.05m)



LOUNGE

20'00" 14'5" (6.10m 4.39m)



W.C

6'3" 4'8" (1.91m 1.42m)

KITCHEN/BREAKFAST ROOM

18'7" 11'00" (5.66m 3.35m)



UTILITY ROOM

6'9" 6'3" (2.06m 1.91m)



BEDROOM THREE

12'6" 10'00" (3.81m 3.05m)

BEDROOM FIVE

10'8" 7'9" (3.25m 2.36m)

BEDROOM TWO

12'00" 11'5" (3.66m 3.48m)

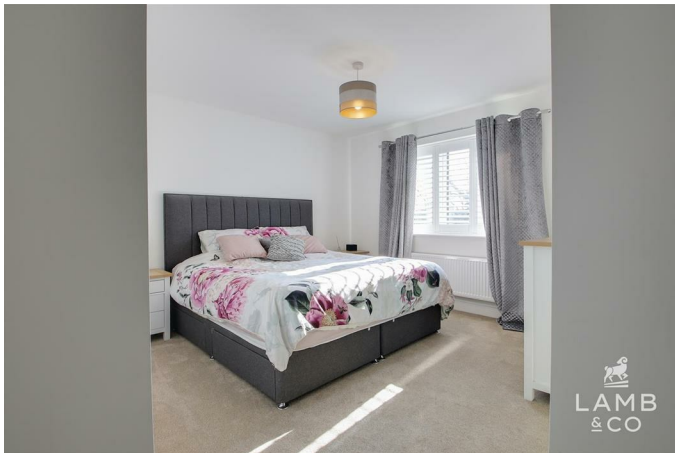


EN SUITE

8'8" 5'00" (2.64m 1.52m)

BEDROOM ONE

16'9" 14'10" (5.11m 4.52m)



EN SUITE

8'00" 6'3" (2.44m 1.91m)

BEDROOM FOUR

13'6" 7'9" (4.11m 2.36m)

OUTSIDE



OUTSIDE REAR



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.

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.

Material Information

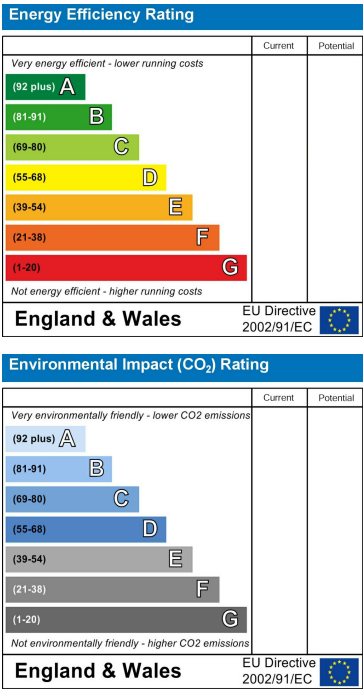
Council Tax Band: E
Heating: Gas
Services: Mains
Broadband: N/A
Mobile Coverage: N/A
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: North



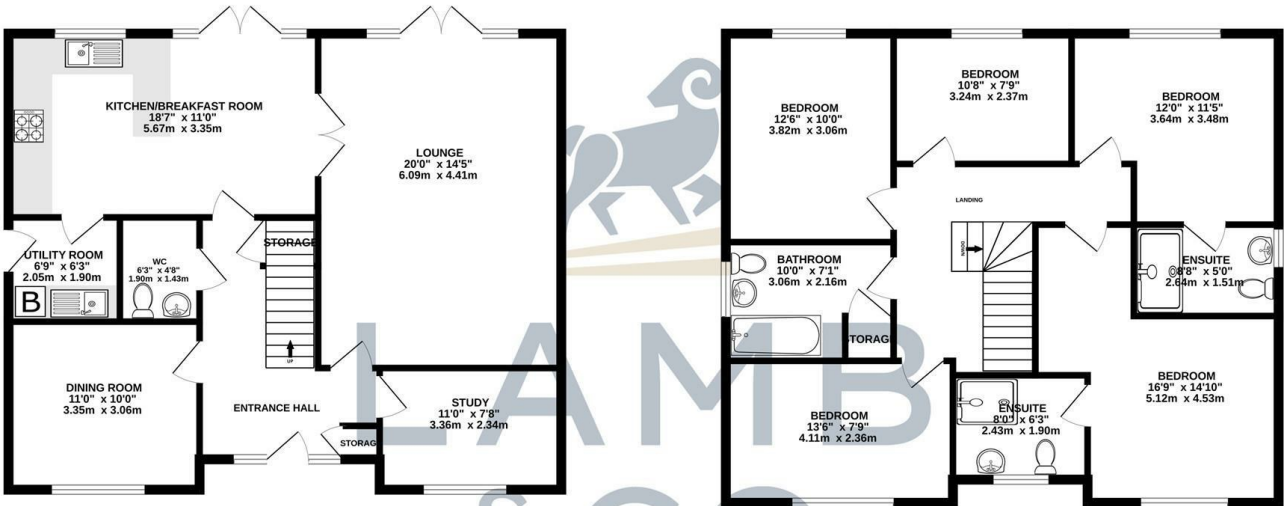
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1796 sq.ft. (166.9 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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