



LAMB & CO

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## RYE WAY, KIRBY CROSS, CO13 0FT

### GUIDE PRICE £525,000

\*\* GUIDE PRICE £525,000 - £550,000 \*\* Built in 2020, this stunning four-bedroom detached residence exudes style, space, and sophistication. Originally a five-bedroom layout, the home has been thoughtfully reconfigured to create a truly luxurious master suite, complete with a dressing area and en suite—offering a sense of space rarely found in modern builds.

From the bright and welcoming entrance hall to the beautifully designed open-plan kitchen/family room, every inch has been finished with exceptional attention to detail. A cosy lounge, practical utility room, and dedicated office ensure comfort and functionality for modern living.

- Four Bedrooms
- Built in 2020
- Impeccably Presented
- Formerly Five Bedrooms
- Two En Suites
- EPC B
- Landscaped Garden
- Greensward Views to Front
- Garage (Part Converted to Home Office)



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## LOUNGE

15'0 x 12'0 (4.57m x 3.66m)



## KITCHEN/ LIVING ROOM

34'7 x 10'8 (10.54m x 3.25m)



## UTILITY ROOM

9'0 x 6'7 (2.74m x 2.01m)

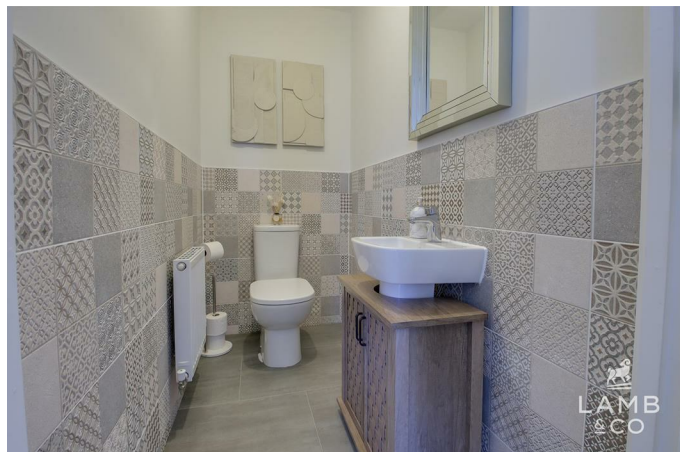


## OFFICE

8'4 x 8'0 (2.54m x 2.44m)



## WC



## EN SUITE

8'1 x 4'8 (2.46m x 1.42m)



## FIRST FLOOR

### LANDING



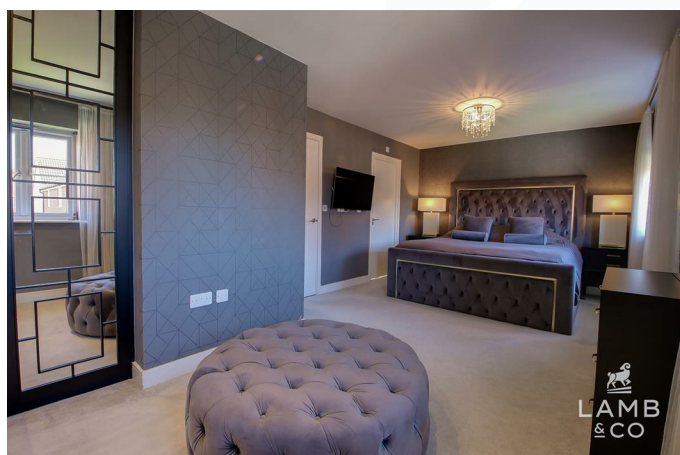
## BEDROOM TWO

12'3 x 11'4 (3.73m x 3.45m)



## BEDROOM ONE

20'7 x 11'0 (6.27m x 3.35m)



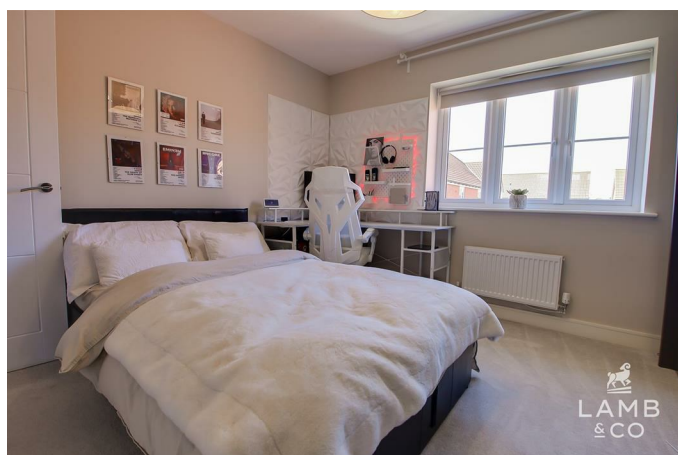
## EN SUITE

8'0 x 4'9 (2.44m x 1.45m)



### BEDROOM THREE

12'0 x 11'0 (3.66m x 3.35m)



### REAR GARDEN



### BEDROOM FOUR

11'8 x 11'0 (3.56m x 3.35m)



### REAR ASPECT



### BATHROOM

9'3 x 6'5 (2.82m x 1.96m)



### GARAGE

### OFFICE/GARDEN ROOM

10'5 x 9'5 (3.18m x 2.87m)



## Material Information

Council Tax Band: E

Heating: Gas central heating

Services: Mains electricity, gas, water and sewer

Broadband: Ultrafast fibre available (up to 2000mbps)

Mobile Coverage: O2 = good | EE, Vodafone, Three = likely

Construction: Conventional cavity wall, pitched and tiled roof

Restrictions: None

Rights & Easements: None

Flood Risk: Rivers & Sea - Very Low | Surface Water - Very Low

Additional Charges:

Seller's Position: Purchasing onwards

Garden Facing: West

## 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

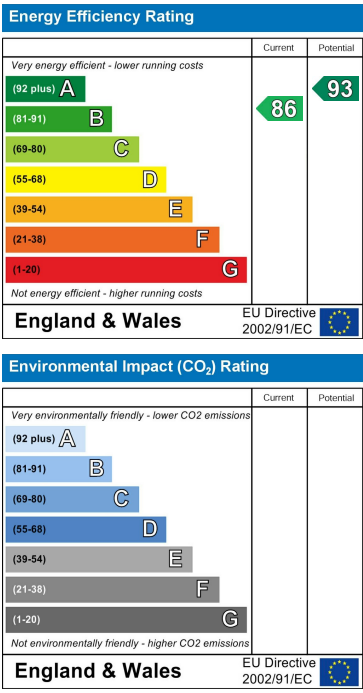
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

Map



EPC Graphs



Floorplan

GROUND FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.

1ST FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA : 2051 sq.ft. (190.5 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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