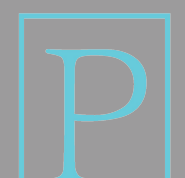


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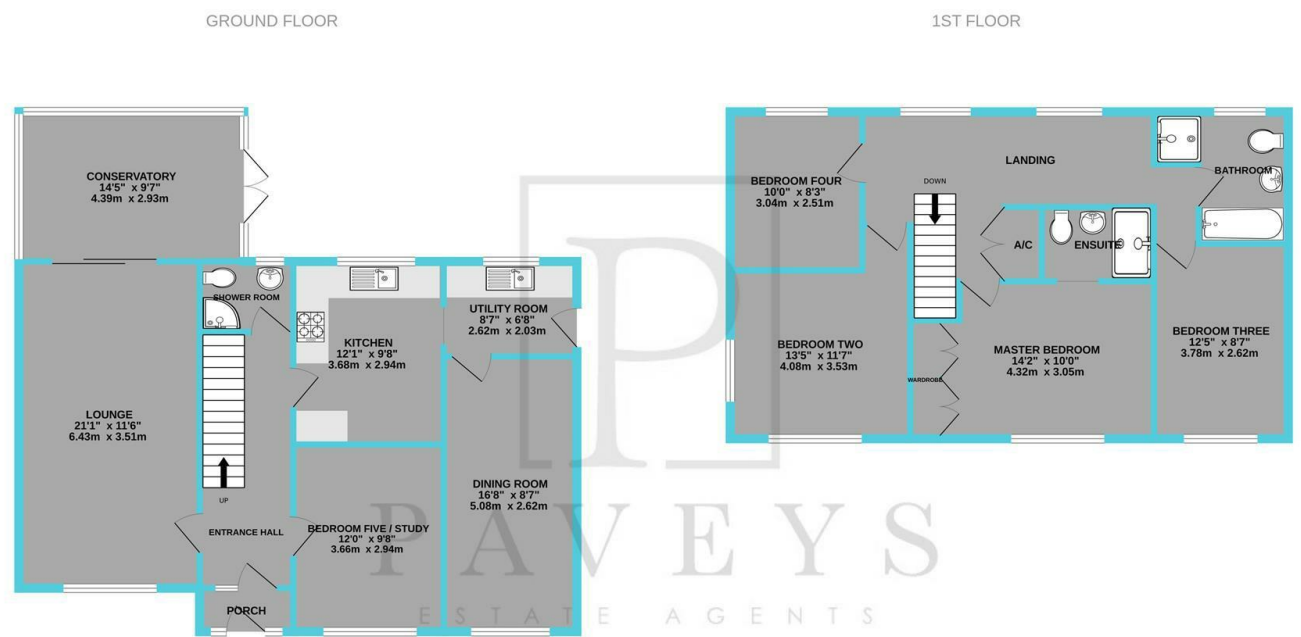
Kirby Cross, CO13 0RG

Price £535,000 Freehold



PAVEYS
ESTATE AGENTS

An EXTENDED DETACHED FAMILY HOME with CONSERVATORY & PRIVATE SOUTH FACING GARDEN located in a sought after quiet cul-de-sac on the popular Frietuna development. Located close to all local amenities including primary and secondary schools, the Triangle Shopping Centre and rail services to Colchester, Chelmsford & London. Key features include a 21ft lounge, conservatory, dining room, kitchen with utility, ground floor bedroom/study and shower room. Upstairs are four bedrooms including the master which has an en suite shower room and fitted wardrobes and the family bathroom. The south westerly facing and very private rear garden has a patio area and lawn area bordered by planting. To the front of the property is ample off road parking. An internal viewing is highly recommended in order to appreciate the space this property has to offer. Call Paveys to arrange your appointment to view.



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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PORCH

UPVC double glazed door and windows to front aspect, UPVC double glazed door to Entrance Hall,

ENTRANCE HALL

Laminate flooring, coved ceiling, spot lights, stair flight to First Floor, radiator.

CLOAKROOM / SHOWER ROOM

Three piece white suite comprising low level WC, wash hand basin and enclosed shower cubicle. Double glazed window to rear, tiled flooring, coved ceiling, radiator.

LOUNGE 21'1 x 11'6 (6.43m x 3.51m)

Double glazed window to front, double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, radiators.

CONSERVATORY 14'5 x 9'7 (4.39m x 2.92m)

Part brick construction, double glazed French doors to rear, double glazed windows to rear and side aspects with views over the garden, pitched glass roof, tiled flooring, radiator.

KITCHEN 12'1 x 9'8 (3.68m x 2.95m)

Over and under counter units, worktops, inset sink and drainer with mixer tap. Built in oven and gas hob with extractor hood over, space for fridge freezer. Double glazed window to rear overlooking the garden, tiled flooring, tiled splash backs, spot lights, archway access to Utility Room, radiator.

UTILITY ROOM 8'7 x 6'8 (2.62m x 2.03m)

Over and under counter units, worktops, inset sink and drainer with mixer tap. Space and plumbing for washing machine and dishwasher, space for tumble dryer, cupboard housing wall mounted boiler (not tested) Double glazed window to rear, UPVC double glazed door to side, tiled flooring, tiled splash backs, coved ceiling, spot lights.

DINING ROOM 16'8 x 8'7 (5.08m x 2.62m)

Double glazed windows to front and side aspects, laminate flooring, coved ceiling, TV point, radiator.

BEDROOM FIVE / STUDY 12' x 9'8 (3.66m x 2.95m)

Double glazed window to front, fitted carpet, coved ceiling, TV point, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Spacious landing, two double glazed windows to rear, fitted carpet, coved ceiling, built in airing cupboard, radiators.

MASTER BEDROOM 14'2 x 10' (4.32m x 3.05m)

Double glazed window to front, fitted carpet, coved ceiling, door to En Suite, TV point, built in wardrobes, radiator.

EN SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and double shower cubicle. Tiled flooring, fully tiled walls, mirror with light, shaver point, chrome heated towel rail.

BEDROOM TWO 13'5 x 11'7 (4.09m x 3.53m)

Double glazed windows to front, fitted carpet, coved ceiling, TV point, radiator.

BEDROOM THREE 12'5 x 8'7 (3.78m x 2.62m)

Double glazed window to front, laminate flooring, coved ceiling, radiator.

BEDROOM FOUR 14'5 x 9'7 (4.39m x 2.92m)

Double glazed window to rear, fitted carpet, coved ceiling, radiator.

BATHROOM

Four piece white suite comprising low level WC, vanity wash hand basin, bath with mixer taps and enclosed shower cubicle. Double glazed window to rear, tiled flooring, fully tiled walls, traditional radiator.

OUTSIDE FRONT

Large open plan lawn area with shrub borders, block paved driveway providing ample off road parking, gated access to rear.

OUTSIDE REAR

Private south westerly facing garden, good size patio area, lawn area bordered by mature hedgerows and flowers, shed, outside tap, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating:

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.