

PAVEYS

Pippins 121a, Thorpe Road
Kirby Cross, CO13 0NQ

Price £595,000 Freehold

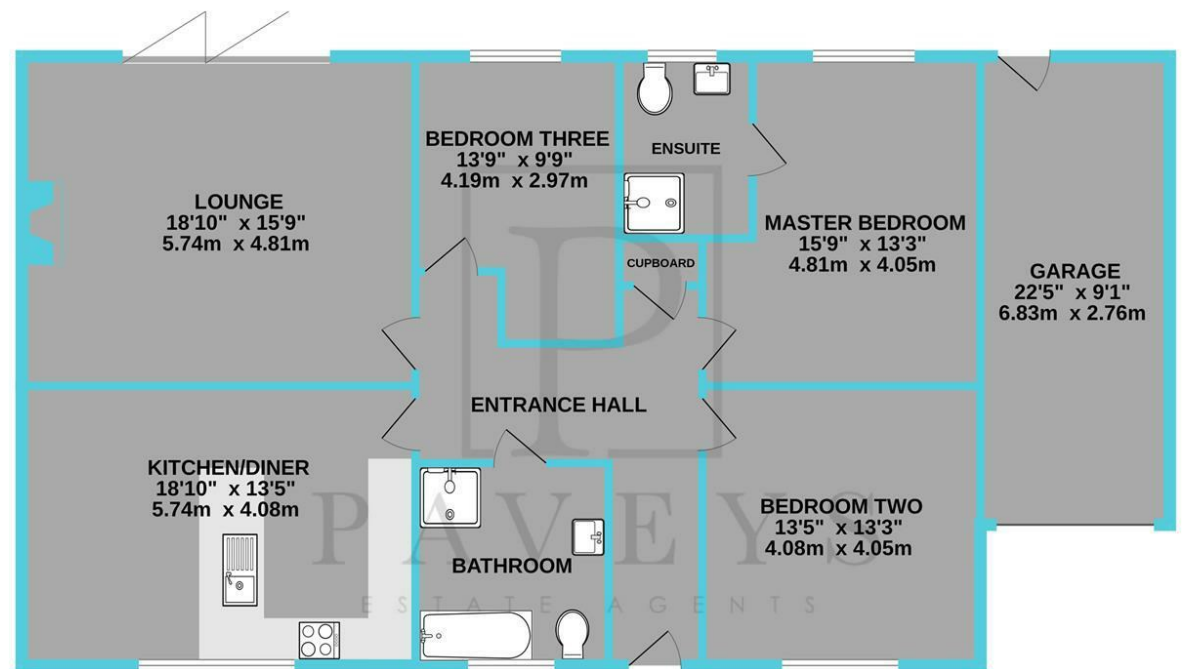


PAVEYS
ESTATE AGENTS

Paveys have the pleasure in bringing to the market this MODERN & SPACIOUS DETACHED BUNGALOW with GARAGE & DRIVEWAY in an attractive private development of properties built in 2019. Pippins is a beautifully presented and much loved family home offering 1532 sq ft of accommodation with a beautiful private rear garden and feature garden room which is perfect for alfresco eating and entertaining in the warmer months. Internally there is a lounge with feature wood burner and bi fold doors to the garden, 18ft kitchen diner, three double bedrooms, en-suite shower room and family bathroom. Kirby Cross has several local shops, a primary school, recreation park with cricket, bowls, tennis and football facilities and rail station with links to Colchester, Chelmsford and London. An internal viewing is highly recommended. Call Paveys today to arrange your appointment to view!



GROUND FLOOR
1532 sq.ft. (142.3 sq.m.) approx.



TOTAL FLOOR AREA : 1532 sq.ft. (142.3 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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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 84 | 92 | | |

ENTRANCE HALL

Composite entrance door to front aspect, Karndean flooring, smooth and coved ceiling, loft access, built in cupboard, radiator.

KITCHEN DINER 18'10 x 13'5 (5.74m x 4.09m)

Matching over and under counter units, matching display cabinets, work tops, inset sink and drainer with mixer tap. Built in eye level double oven, electric hob with extractor over, integrated dishwasher, space for freestanding fridge freezer. Double glazed window to rear overlooking the garden, Karndean flooring, smooth and coved ceiling, spotlights, glass splash backs, under unit lighting, TV point, radiator.

LOUNGE 18'10 x 15'9 (5.74m x 4.80m)

Double glazed bi fold doors to rear garden, fitted carpet, smooth and coved ceiling, feature brick fire surround with inset fuel burner and tiled hearth, TV point, two radiators with covers.

MASTER BEDROOM 15'9 x 13'3 (4.80m x 4.04m)

Double glazed window to rear with views over the garden, fitted carpet, smooth and coved ceiling, range of fitted bedroom furniture including wardrobes, over bed storage cupboards and side tables, door to En-Suite, TV point, radiator.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and large walk in shower with glass screen and rainfall shower. Double glazed window to rear, tiled wet room flooring, part tiled walls, chrome heated towel rail, radiator.

BEDROOM TWO 13'5 x 13'3 (4.09m x 4.04m)

Double glazed window to front, fitted carpet, smooth and coved ceiling, range of fitted wardrobes with matching drawer units, radiator.

BEDROOM THREE 13'9 x 9'9 (4.19m x 2.97m)

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

BATHROOM

Modern white suite comprising low level WC, large vanity wash hand basin with cupboards and drawers, bath with mixer taps and shower attachment over and enclosed shower cubicle. Double glazed window to front, Karndean flooring, smooth and coved ceiling, radiator.

OUTSIDE FRONT

Attractive landscaped shingled frontage, pathway to entrance door, exterior lighting, block paved driveway, gated access to rear garden.

OUTSIDE REAR

Beautiful private rear garden, lawn area with raised plant and hedgerows borders, mature tree, patio area, retaining panel fencing, timber summer house, timber Garden Room, exterior lighting, gated access to front.

GARDEN ROOM

Gorgeous multi purpose covered garden room perfect for alfresco drinking and dining, timber framed, paved flooring, power and light connected.

GARAGE 22'5 x 9'1 (6.83m x 2.77m)

Electric roller door, courtesy door to rear garden, power and light connected (not tested).

IMPORTANT INFORMATION

Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: B
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 2003

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.