

Two Gates, Turpins Lane

Kirby Cross, CO13 0PB

Price £925,000 Freehold



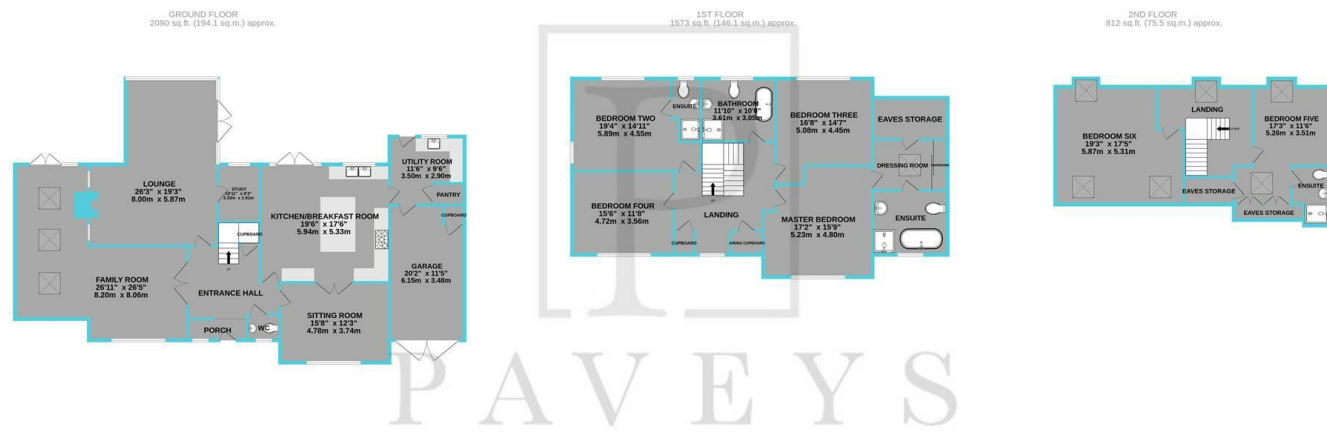
PAVEYS  
ESTATE AGENTS



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"Two Gates" is a BESPOKE INDIVIDUALLY DESIGNED DETACHED RESIDENCE situated in a quiet tree lined lane on the outskirts of Frinton-on-Sea. The property offers a generous 4475 sq ft of stylish and beautifully presented accommodation which has been designed and finished with bespoke detailing to create a modern and attractive family home which is finished to a very high standard. The property is set on a large plot with private established landscaped gardens to the rear and has a large driveway which provides ample parking and leads to the integral garage. The property is beautifully presented throughout with a spacious entrance hall which leads to an open plan family room, two further reception rooms, kitchen breakfast room with bespoke units and high end appliances and utility room with pantry. Upstairs is a beautiful large master bedroom suite with a four piece en-suite bathroom and dressing room, three further bedrooms to this floor with en-suite shower room to bedroom two and large family bathroom. The second floor has two large bedrooms one benefiting from en-suite shower room. Turpins Lane is located just off the Frinton Road and within a few minutes walk or drive to Connaught Avenue and the beautiful seafront at Frinton-on-Sea. Call Paveys today to arrange your appointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		75	80
	EU Directive 2002/91/EC		

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

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. Made with Metropix ©2024

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## GROUND FLOOR

### ENTRANCE PORCH

Solid oak entrance door, double glazed oak window to front, porcelain tiled floor, smooth ceiling, fitted bench seat, under floor heating, opening to

### ENTRANCE HALL

Smooth ceiling, oak staircase to first floor, under stairs storage cupboard, porcelain tiled flooring, under floor heating.

### CLOAKROOM

Double glazed oak window to front, smooth ceiling, Duravit modern white suite comprising of a low level W/C, wall mounted wash hand basin, porcelain tiled flooring, under floor heating.

### LOUNGE 26'3 x 19'3 (8.00m x 5.87m)

Double glazed oak windows to rear, double glazed oak french doors to rear, smooth ceiling, feature vaulted ceiling with beams, feature fireplace with solid slate hearth, inset log burner, fitted carpet, under floor heating.

### STUDY 10'11 x 6'3 (3.33m x 1.91m)

Double glazed oak window to rear, smooth ceiling, fitted carpet, under floor heating.

### FAMILY ROOM 26'11 x 26'5 max (8.20m x 8.05m max)

L shaped room, double glazed oak window to front, double glazed oak french doors with full height double glazed panel to rear garden. Part vaulted ceiling with three double glazed Velux windows, smooth ceiling, fitted carpet, under floor heating.

### KITCHEN BREAKFAST ROOM 19'6 x 17'6 (5.94m x 5.33m)

Double glazed oak window to rear, double glazed oak french doors to rear, smooth ceiling with spot lights, Plain English hand built over and under counter units, granite work tops with upstands, feature island with solid wood work top, double butler sink with chrome mixer tap, further under mount sink in island with quoker boiling hot water tap, Mercury duel fuel range oven with 5 ring gas burner stove, built in extractor above, built in Miele dish washer, built in under counter fridge and freezer, feature wall mounted display cabinets with lighting, under counter lighting, solid oak flooring, radiator.

### UTILITY ROOM 11'6 x 9'6 (3.51m x 2.90m)

Double glazed oak window to rear, solid glazed oak door to rear, smooth ceiling with spot lights, hand built over and under counter units, solid wood work tops with upstands, butler sink with chrome mixer tap, plumbing and space for washing machine, ceramic tiled flooring, under floor heating, door to walk in Pantry cupboard, which is fully shelved with lighting, door to integral garage.

### SITTING ROOM 15'8 x 12'3 (4.78m x 3.66m 0.91m)

Double glazed oak window to front, smooth ceiling, fitted carpet, under floor heating, double doors to Kitchen Breakfast Room.

## FIRST FLOOR

### LANDING

Large open-plan landing with further oak stair flight to second floor, double glazed oak window to front, smooth ceiling, built in large airing cupboard housing mega flow tank, further airing cupboard which is fully sheved, fitted carpet, under floor heating.

### MASTER BEDROOM SUITE 17'2 x 15'9 (5.23m x 4.80m)

Double glazed oak window to front, smooth ceiling, fitted carpet, under floor heating, door to

### DRESSING ROOM 9'3 x 8'2 (2.82m x 2.49m)

Double glazed Velux window, smooth ceiling, built in sliding wardrobes, secret mirrored fronted door to large eves storage cupboard, fitted carpet, under floor heating.

### EN-SUITE BATHROOM 11'5 x 9'6 (3.48m x 2.90m)

Double glazed oak window to front, smooth ceiling with spot lights, modern suite suite comprising of Duravit sanitary ware, low level W/C, wall hung wash hand basin, walk in double shower with full height glazed shower screen, feature freestanding bath with mixer taps, chrome heated towel rail, fully tiled walls and floor, under floor heating.

### BEDROOM TWO 19'4 x 14'11 (5.89m x 4.55m)

Two double glazed oak windows to rear and side, smooth ceiling, fitted carpet, under floor heating, door to

### EN-SUITE SHOWER ROOM

Double glazed oak window to rear, smooth ceiling with spot lights, modern suite suite comprising of Duravit sanitary ware, low level W/C, wall hung wash hand basin, double shower cubicle, chrome heated towel rail, fully tiled walls and floor, under floor heating.

### BEDROOM THREE 16'8 x 14'7 (5.08m x 4.45m)

Double glazed oak window to rear, smooth ceiling, fitted carpet, under floor heating.

### BEDROOM FOUR 15'6 x 11'8 (4.72m x 3.56m)

Double glazed oak window to front, smooth ceiling, feature panelled and half panelled walls, fitted carpet, under floor heating.

### FAMILY BATHROOM 11'10 x 10' (3.61m x 3.05m)

Double glazed oak window to rear, smooth ceiling with spot lights, modern suite suite comprising of Duravit sanitary ware, low level W/C, wall hung wash hand basin, walk in double shower with full height glazed shower screen, feature freestanding bath with mixer taps, chrome heated towel rail, fully tiled walls and floor, under floor heating.

## SECOND FLOOR

### SECOND FLOOR LANDING

Oak stair flight, part sloping ceiling, double glazed Velux window.

### BEDROOM FIVE 17'3 x 11'6 max (5.26m x 3.51m max)

Two double glazed Velux window, smooth sloping ceilings, large eves storage cupboards, further eves storage cupboards, fitted carpet, radiator, door to

### EN-SUITE SHOWER ROOM

Smooth sloping ceiling with spot lights, modern suite suite comprising of Duravit sanitary ware, low level W/C, wall hung wash hand basin, double shower cubicle, chrome heated towel rail, fully tiled walls and floor.

### BEDROOM SIX 19'3 x 17'5 (5.87m x 5.31m)

Three double glazed Velux windows, smooth sloping ceilings, oak flooring, built in wardrobes and cupboards, radiator.

## OUTSIDE

### FRONT GARDEN

Approximatley 90' frontage which is screened by full height laurel bushes, two oak trees, lawned area, block paved driveway, gated access to one side of the property.

### INTEGRAL GARAGE

Solid oak double doors to front, power and light connected, wall mounted units, work tops, large boiler cupboard housing Baxi boiler (N/T), water softener, door to utility room.

### REAR GARDEN

Beautifully landscaped secluded walled garden, mostly laid to lawn with flower shrub borders, three large paved patio areas, wooden clad raised feature L shaped ornamental fish pond, filter cupboards, outside tap, outside lighting, gated access to front.

## IMPORTANT INFORMATION

Council Tax Band: G

Tenure: Freehold

Energy Performance Certificate (EPC) rating: C

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

The property has CCTV and an Alarm system fitted.

## 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

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