

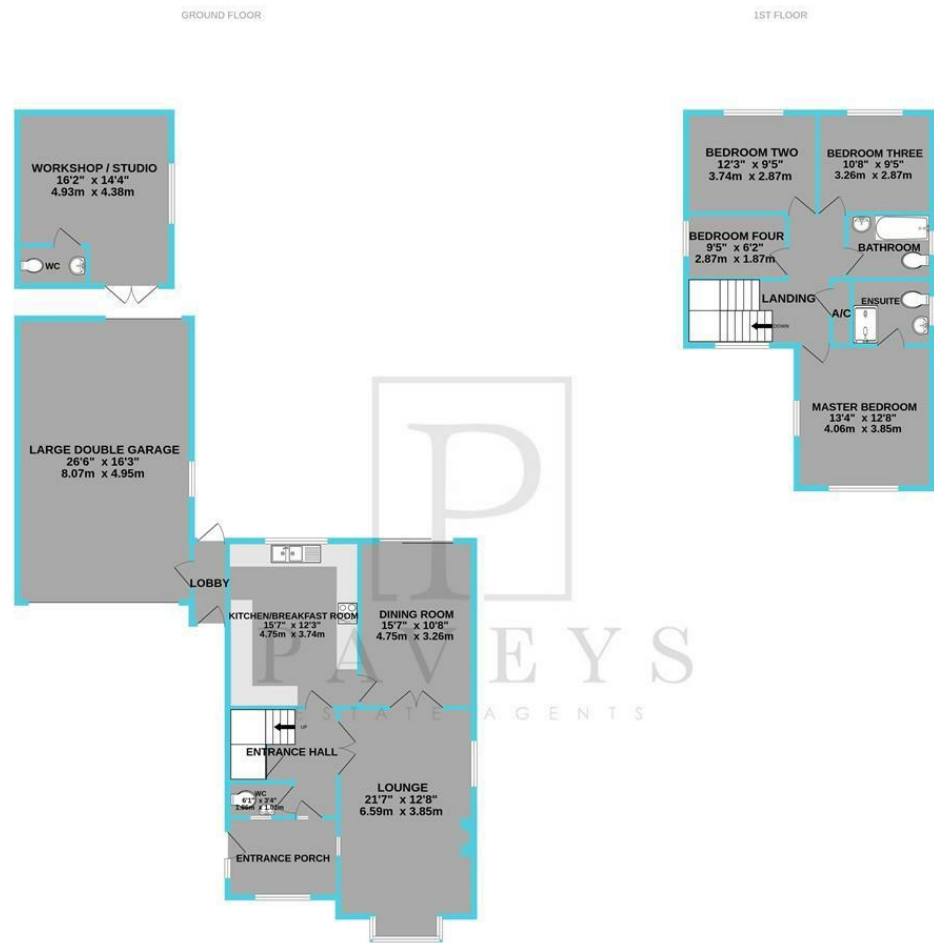
14, Stubbs Close
Kirby Cross, CO13 0TZ

Price £475,000 Freehold



PAVEYS
ESTATE AGENTS

We have the pleasure in offering for sale this SPACIOUS & ENERGY EFFICIENT DETACHED FAMILY HOME with NO ONWARD CHAIN positioned in a quiet cul-de-sac on the Frintona Development. This superb property offers two reception rooms, kitchen breakfast room with appliances, four bedrooms, en suite shower room, private South facing rear garden, large double garage and detached workshop/studio. The property also benefits from two sets of energy efficient "owned" Solar panels for hot water & heating, Tesla Powerwall store and Podpoint EV Car Charger. Stubbs Close is positioned within easy reach of local primary and secondary schools, the seafront at Frinton-on-Sea and local shops and amenities. A early viewing is advised in order to appreciate this property and its potential. Call Paveys to arrange your appointment to view.



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			
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		

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 iC202

ENTRANCE PORCH

UPVC double glazed door and side panel, double glazed window to front, double glazed window to Lounge, laminate flooring, smooth ceiling, door to Entrance Hall.

ENTRANCE HALL

Laminate flooring, stair flight to First Floor, under stairs storage cupboard, coved ceiling, glazed double doors to Lounge, radiator.

CLOAKROOM

Suite comprising low level WC and wall mounted wash hand basin. Double glazed porthole window to front, laminate flooring, coved ceiling, fully tiled walls, radiator.

LOUNGE 21'7 x 12'8 (6.58m x 3.86m)

Double glazed box bay window to front, double glazed windows to side, double doors to Dining Room, double doors to Entrance Hall, fitted carpet, coved ceiling, feature fireplace with surround and hearth with inset gas fire (not tested by agent), wall lights, TV point, radiators.

DINING ROOM 15'7 x 10'8 (4.75m x 3.25m)

Double glazed sliding patio doors to rear garden, double doors to Lounge, fitted carpet, coved ceiling, wall lights, radiator.

KITCHEN BREAKFAST ROOM 15'7 x 12'3 (4.75m x 3.73m)

Extensive range of over and under counter units, full height cabinets and display shelving. Granite work tops and upstands, inset stainless steel sink and drainer with mixer tap, Quettle hot water tap, fitted water softener. Built in eye level AEG double oven, integrated fridge freezer, AEG induction hob with extractor over, under counter white goods including washing machine, tumble dryer and Siemens dishwasher, cupboard housing wall mounted Glow Worm boiler (not tested by Agent). Double glazed window to rear overlooking the garden, obscured double glazed door to Lobby, laminate flooring, coved ceiling, spot lights, tiled splash backs, under unit lighting, radiator.

LOBBY

Obscured double glazed doors to front and rear aspects, carpet flooring, door to Integral Garage.

FIRST FLOOR

FIRST FLOOR LANDING

Spacious landing, double glazed window to front, fitted carpet, coved ceiling, loft hatch with pull down ladder leading to a fully boarded loft, radiator.

MASTER BEDROOM 13'4 x 12'8 (4.06m x 3.86m)

Dual aspect double glazed windows to front and side aspects, fitted carpet, coved ceiling, door to En-Suite, radiator.

EN SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to side, fitted carpet, fully tiled walls, shaver point, spot lights, chrome heated towel rail.

BEDROOM TWO 12'3 x 9'5 (3.73m x 2.87m)

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

BEDROOM THREE 10'8 x 9'5 (3.25m x 2.87m)

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

BEDROOM FOUR 9'5 x 6'2 (2.87m x 1.88m)

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

BATHROOM

Suite comprising low level WC, pedestal wash hand basin and bath with shower cubicle. Double glazed window to side, fitted carpet, fully tiled walls, coved ceiling, radiator.

BOARDED LOFT ROOM 15'7 x 10'5 (4.75m x 3.18m)

Fully boarded loft room with power and light connected (not tested by Agent).

OUTSIDE FRONT

Block paved frontage, off road parking to the front of the garage.

OUTSIDE REAR

A superb size South facing rear garden, un overlooked and very private. Large patio area with sun awning, generous lawn area with with large raised well stocked flower and shrub bed, panel fencing. Hardstanding area to the side between the Garage & Workshop/Studio. Two outside taps, greenhouse, panel fencing, exterior lighting, access to front via Lobby.

LARGE DOUBLE GARAGE 26'6 x 16'3 (8.08m x 4.95m)

Double electric roller door to the front leading to generous Garage with pitched and tiled roof, rafter storage, double glazed window to side, double glazed door to Lobby, power and light connected (not tested), single electric roller up door to the rear leading to the garden.

DETACHED WORKSHOP/STUDIO 16'2 x 14'4 (4.93m x 4.37m)

Double glazed double doors, double glazed window to side, pitched and tiled roof, power and light connected (not tested by agent), cloakroom with low level WC and wash hand basin.

AGENTS NOTES

The workshop was built in 2007.

The garage extension was built in June 2018 by IDM Developments.

The front porch was built in June 2018 by IDM Developments.

Philadelphia Solar PV panels (roof) installed December 2011 (British Gas FIT Tariff circa £3k p.a.) - owned outright.

Solar panels (roof) bird proofing installed October 2020 guaranteed 10 years.

Hot Water solar panels (garage roof) installed March 2017. Owned outright.

Tesla Powerwall 2 installed March 2020.

Podpoint 7kW car charger.

IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: To Be Confirmed.

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.