



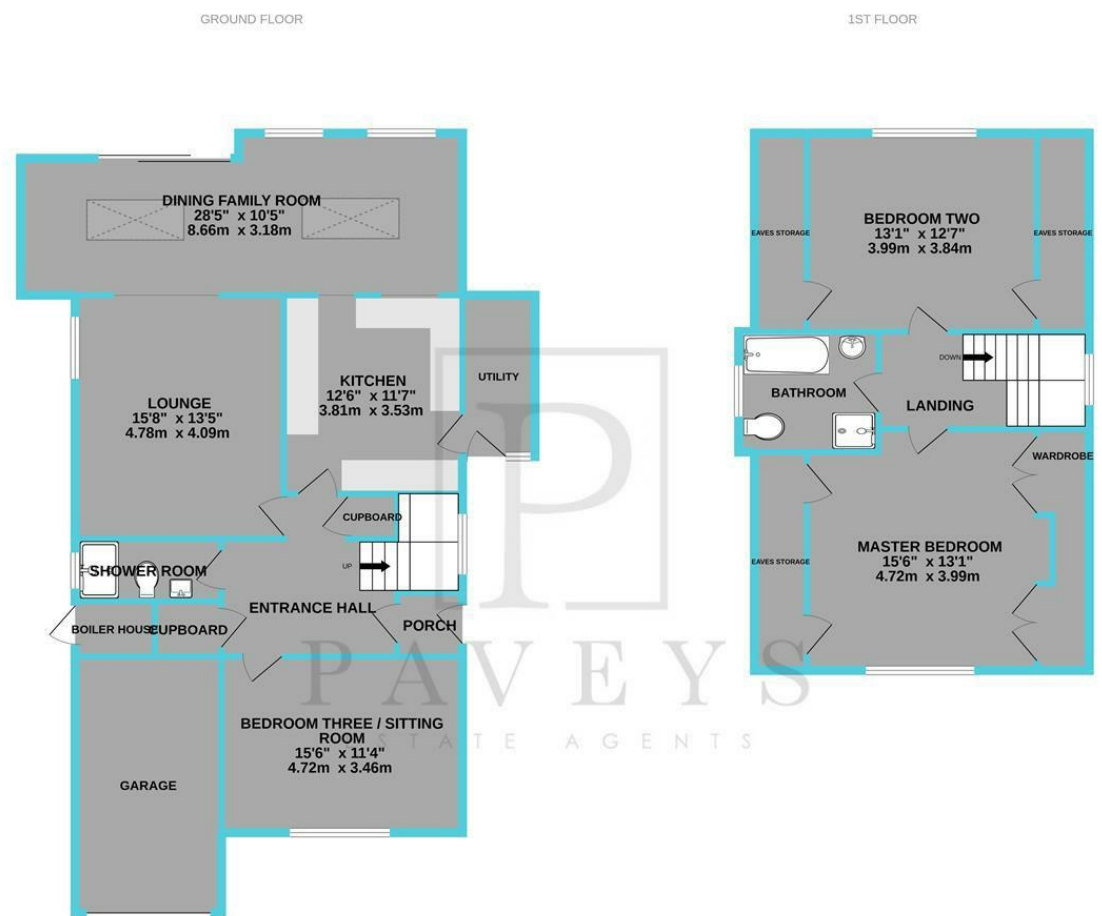
191, Thorpe Road
Kirby Cross, CO13 0NH

Offers in excess of £450,000 Freehold



PAVEYS
ESTATE AGENTS

A STYLISH & SPACIOUS DETACHED CHALET with South facing landscaped garden and ample off road parking located in the village of Kirby Cross. This beautiful bright and sunny property has been modernised to create spacious open plan living accommodation which has been finished to a very high specification. Key features include an attractive kitchen with granite work tops and integrated appliances, utility room, spacious lounge with open access to the sunny dining family room with two roof lanterns, stunning shower room and sitting room/bedroom three. Upstairs is the large master bedroom, second double bedroom, bathroom and ample eaves storage. Outside is a private South facing garden, garage and large driveway providing ample off road parking. Kirby Cross has many amenities including rail station, primary school, recreation park and local shops. An internal viewing is highly recommended. Call Paveys today to arrange a viewing.



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 herein, 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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PORCH

Composite entrance door to front aspect, wood flooring, door to Entrance Hall.

ENTRANCE HALL

Spacious Entrance Hall, wood flooring, stair flight to First Floor, smooth ceiling, spotlights, under stairs storage cupboard, built in cupboard, radiator.

LOUNGE 15'8 x 13'5 (4.78m x 4.09m)

Double glazed window to side, large opening through to Dining Family Room, fitted carpet, smooth ceiling, TV point, two upright radiators.

DINING FAMILY ROOM 28'5 x 10'5 (8.66m x 3.18m)

Two double glazed roof lanterns, double glazed windows to rear and side aspects, double glazed sliding patio doors to rear garden, wood flooring, smooth ceiling, spot lights, breakfast bar, three radiators.

KITCHEN 12'6 x 11'7 (3.81m x 3.53m)

Modern shaker style over and under counter units, work tops and upstands, inset sink with mixer tap. Built in Bosch double oven and microwave, integrated dishwasher and fridge freezer. Opening and hatch to Dining Family Room, tiled flooring, smooth ceiling, spot lights, glazed door to Utility, upright radiator.

UTILITY

Double glazed door and window to front aspect, tiled flooring, smooth ceiling, range of base and eye level units, solid wood work tops, inset undermount sink with mixer tap, tiled flooring, space and plumbing for washing machine, space for tumble dryer, radiator.

BEDROOM THREE/SITTING ROOM 15'6 x 11'4 (4.72m x 3.45m)

Double glazed window to front, fitted carpet, smooth ceiling, radiator.

SHOWER ROOM

Gorgeous modern shower room with low level WC, wall mounted wash hand basin and walk in shower cubicle with rainwater shower. Double glazed window to side, tiled flooring, smooth ceiling, spot lights, extractor fan, heated towel rail.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, smooth ceiling, wall lights, radiator.

MASTER BEDROOM 15'6 x 13'1 (4.72m x 3.99m)

Double glazed window to front, fitted carpet, smooth ceiling, attractive range of built in wardrobes and cupboards, radiator.

BEDROOM TWO 13'1 x 12'7 (3.99m x 3.84m)

Double glazed window to rear, fitted carpet, smooth ceiling, eaves storage, radiator.

BATHROOM

Suite comprising low level WC, pedestal wash hand basin, bath and shower cubicle. Double glazed window to side, vinyl flooring, part tiled walls, extractor fan, radiator.

GARAGE

Up and over door, power and light connected (not tested).

OUTSIDE FRONT

Large block paved driveway providing off road parking for numerous vehicles, retaining laurel hedgerows, access to Garage, gated access to rear.

OUTSIDE REAR

Private rear garden with large paved patio, retaining sleepers and step up to lawn area, panel fencing, timber shed with power and light, exterior light, Door to exterior Boiler Room housing wall mounted boiler and pressurised water cylinder, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: F

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.