



28, Orchard Gardens

Kirby Cross, CO13 0FL

Offers in excess of £470,000 Freehold

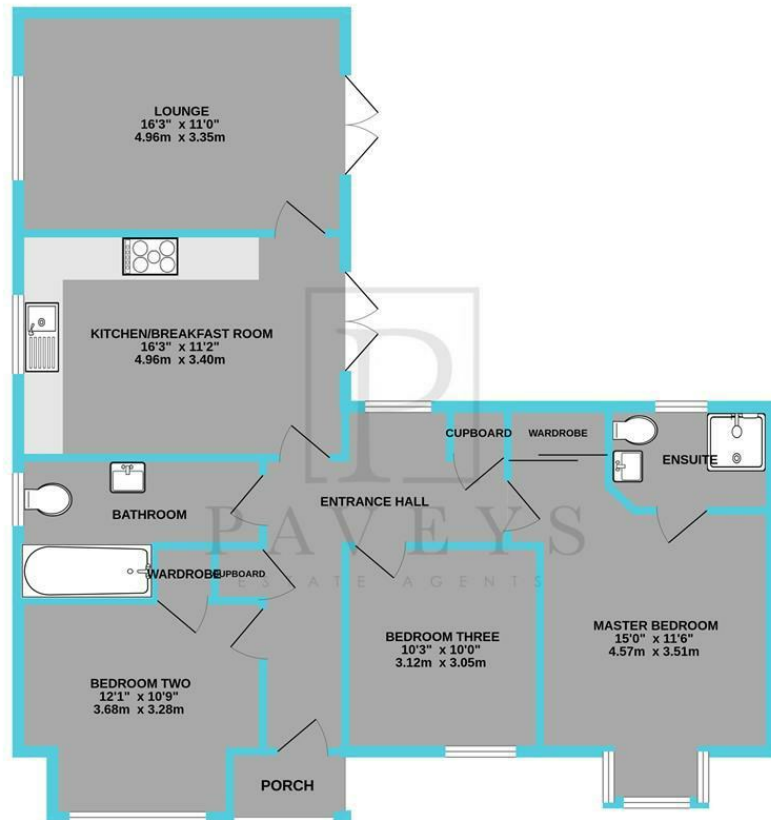


PAVEYS
ESTATE AGENTS

NO ONWARD CHAIN! New to the market is this IMMACULATE DETACHED BUNGALOW located in a private development of properties built by Roman Homes. This gorgeous "KEY TURN" property features a sunny lounge with French doors to the garden, kitchen breakfast room with French doors to garden, three double bedrooms, modern en-suite shower room and bathroom. The property has a stylish and modern interior with the addition of quality fittings including internal oak doors, LVT flooring, quartz work tops and a number of Bosch integrated kitchen appliances. The bungalow wraps around a private garden with access to the double length garage. In addition the property has the benefit the remaining NHBC Certificate. Orchard Gardens is located in the village of Kirby Cross and within easy reach of all amenities. The stunning beach, seafront and restaurants at Frinton-on-Sea are a short distance away. An internal viewing is highly recommended. Call Paveys today to arrange a viewing.



GROUND FLOOR
1022 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	83	94	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales

ENTRANCE HALL

Composite entrance door to front aspect leading to a spacious L shaped Entrance Hall, double glazed window to rear, LVT flooring, smooth ceiling, built in cupboard housing wall mounted Intergas combination boiler (not tested), loft access, built in cupboard, radiator.

LOUNGE 16'3 x 11' (4.95m x 3.35m)

Double glazed French doors to rear garden, double glazed window to side, fitted carpet, smooth ceiling, TV point, radiator.

KITCHEN BREAKFAST ROOM 16'3 x 11'2 (4.95m x 3.40m)

High gloss over and under counter units, quartz work tops, upstands and splash backs, under unit LED lighting, inset undermount sink and drainer with mixer tap. Range of integrated Bosch appliances including eye level oven, microwave oven, 5 ring gas hob with extractor hood over and dishwasher. Integrated fridge freezer, Kenwood American style fridge freezer with water dispenser (to remain). Double glazed French doors to garden, double glazed window to side, LVT flooring, smooth ceiling, spot lights, radiator.

MASTER BEDROOM 15 x 11'6 (4.57m x 3.51m)

Double glazed box bay window to front, fitted carpet, smooth ceiling, door to En-Suite Shower Room, mirror fronted fitted wardrobe with sliding doors, radiator.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and large walk in shower with rainwater shower head, glass shower screen. Double glazed window to rear, LVT flooring, fully tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

BEDROOM TWO 12'1 x 10'9 (3.68m x 3.28m)

Currently used as a Dining Room. Double glazed window to front, fitted carpet, smooth ceiling, built in cupboard, radiator.

BEDROOM THREE 10'3 x 10' (3.12m x 3.05m)

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

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and bath with mixer taps and shower attachment over. Double glazed window to rear, LVT flooring, part tiled walls, smooth ceiling, spot lights, extractor fan, chrome heated towel rail.

OUTSIDE FRONT

Open plan frontage, flower and shrub borders, block paved driveway to the front of the garage, gated access to rear.

OUTSIDE REAR

A private garden which wraps to the side of the property, mostly laid to lawn with patio area, raised flower beds retained by sleepers, exterior lighting, outside tap. Access to garage gated access to front.

GARAGE 23'4 x 10'6 (7.11m x 3.20m)

Electric roller up and over door, power and light connected, loft rafter storage area.

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 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.