



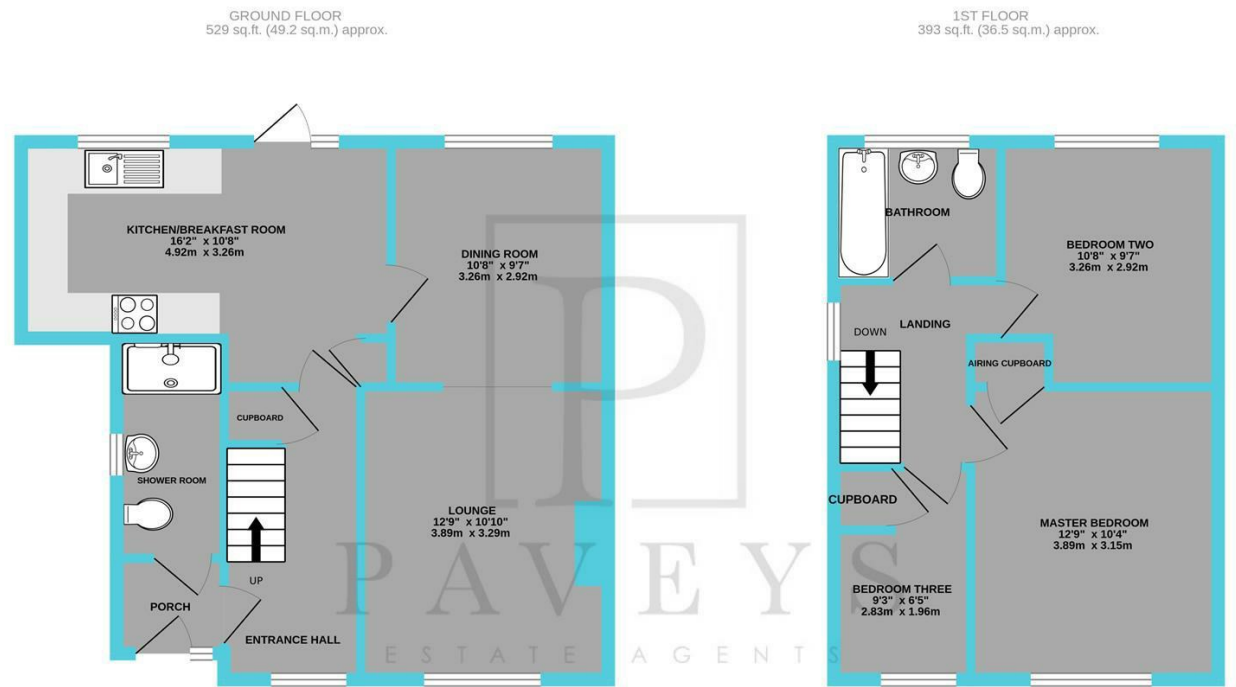
1, Wellfield Way
Kirby Cross, CO13 0PH

Offers in excess of £305,000 Freehold



PAVEYS
ESTATE AGENTS

New to the market is this IMMACULATE FAMILY HOME with DETACHED GARAGE & TWO DRIVEWAYS occupying a non estate location and being sold with NO ONWARD CHAIN. Key features of this extended property include two reception rooms, kitchen breakfast room, ground floor cloakroom/shower room. On the first floor there are two double bedrooms, a smaller third bedroom and bathroom. The private rear garden is well maintained and gives access to the garage and driveway positioned at the rear. There is an additional driveway to the front of the property. Wellfield Way is conveniently positioned within easy reach of all amenities including local shops, schools and mainline rail services to Colchester and London. The beautiful beach and shops at Frinton-on-Sea are 1.2miles away. An internal viewing is highly recommended. Call Paveys today to arrange your appointment to view!



TOTAL FLOOR AREA: 922 sq.ft. (85.7 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	
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

PORCH

UPVC double glazed door to front aspect, double glazed window to front, fitted carpet.

ENTRANCE HALL

Glazed entrance door, fitted carpet, coved ceiling, stair flight to First Floor, under stairs storage cupboard, wall light, alarm system control panel, radiator.

CLOAKROOM / SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and enclosed shower with sliding glass door. Double glazed window to side, vinyl flooring, part tiled walls, extractor fan, chrome heated towel rail.

KITCHEN BREAKFAST ROOM 16'2 x 10'8 (4.93m x 3.25m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Integrated eye level double oven, electric hob with extractor over, space and plumbing for washing machine, space for fridge freezer, wall mounted Baxi boiler (not tested by Agent). Double glazed window to rear, UPVC double glazed door and side panel to rear garden, tiled flooring, part tiled walls, radiator.

DINING ROOM 10'8 x 9'7 (3.25m x 2.92m)

Double glazed window to rear, fitted carpet, coved ceiling, open access to Lounge, door to Kitchen, radiator.

LOUNGE 12'9 x 10'10 (3.89m x 3.30m)

Double glazed window to front, fitted carpet, coved ceiling, TV point, open access to Dining Room, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, coved ceiling, built in cupboard, loft access.

MASTER BEDROOM 12'9 x 10'4 (3.89m x 3.15m)

Double glazed window to front, fitted carpet, coved ceiling, wall lights, built in airing cupboard, radiator.

BEDROOM TWO 10'8 x 9'7 (3.25m x 2.92m)

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

BEDROOM THREE 9'3 x 6'5 (2.82m x 1.96m)

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

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with mixer taps and shower over. Double glazed window to rear, vinyl flooring, part tiled walls, shaver point, radiator.

OUTSIDE FRONT

Corner plot frontage, block paved driveway, small lawn area, raised flower and shrub bed, exterior lighting, gated access to rear.

GARAGE

Positioned at the rear of the garden with block paved driveway to the front. Up and over door, double glazed courtesy door giving access to the rear garden, power and light connected (not tested by agent).

OUTSIDE REAR

Good size part walled garden, lawn area with stone chip borders, paved patio area, hard standing area to the rear of the garden with timber shed. Courtesy door to garage, gated access to garage and driveway positioned at the rear of the garden. Gated access to front, exterior lighting, outside tap.

IMPORTANT INFORMATION

Council Tax Band: C

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.