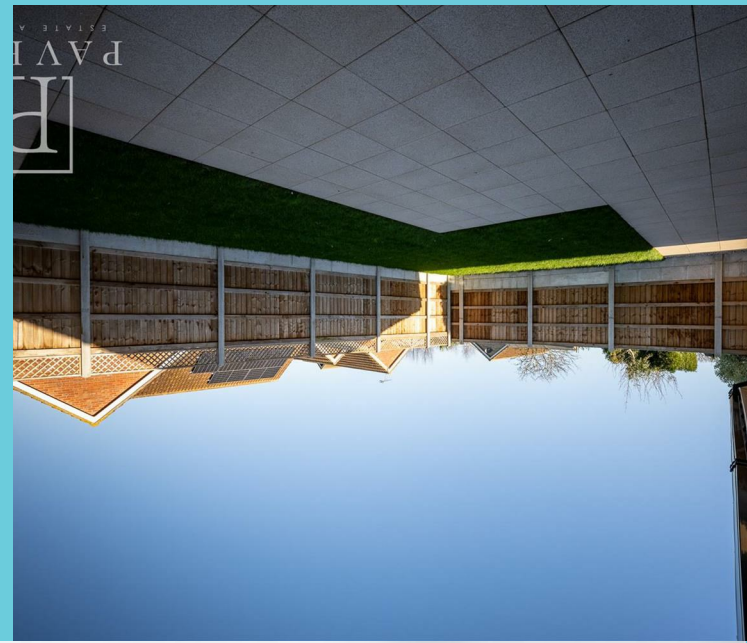


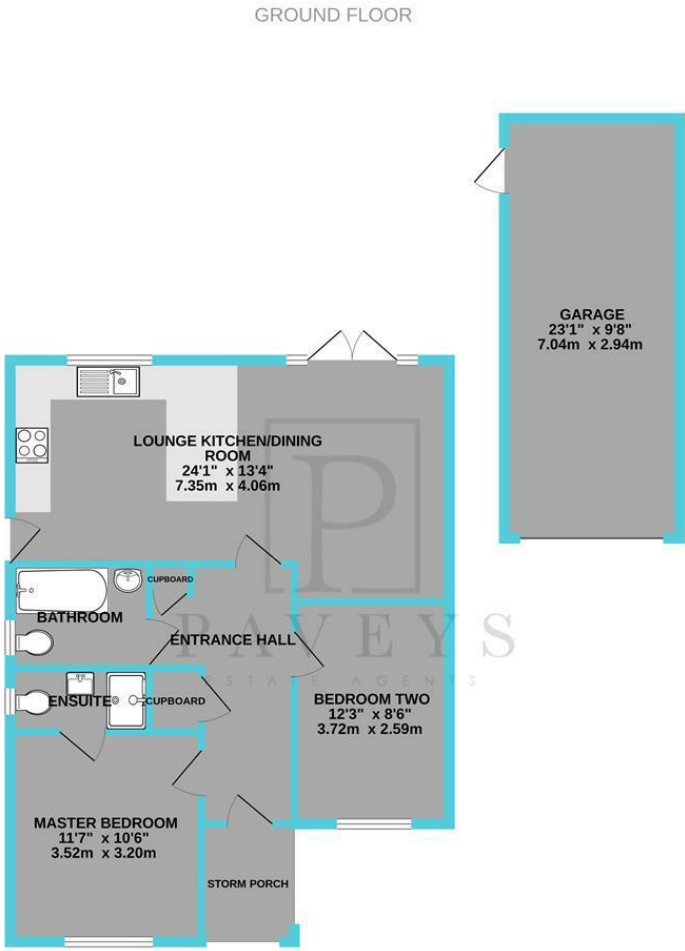


Poppy Mews, High Beech, Turpins Lane
Kirby Cross, CO13 0PB

Offers in excess of £400,000 Freehold

Welcome To The "High Beech" Collection.

Poppy Mews is a detached bungalow situated on High Beech an exclusive mews development of NEW BUILD DETACHED BUNGALOWS set in a peaceful tree lined lane in the coastal village of Kirby Cross. Each home has been carefully planned to provide stress free and energy efficient living with homes that are built to last. Key features include an open plan lounge kitchen diner with French doors to the garden, two double bedrooms, two bathrooms, underfloor heating, private rear garden, garage with driveway and electric EV car charger. Kirby Cross is situated on the outskirts of the renowned seaside town of Frinton-on-Sea and has several local shops, a popular garden centre with attached restaurant, primary school and excellent transport links. These properties are AVAILABLE NOW! Call Paveys to arrange your appointment to view!



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 i2024

ENTRANCE HALL

Composite entrance door to front aspect, LVT flooring, underfloor heating, smooth ceiling, spotlights, two built in cupboards.

LOUNGE KITCHEN/DINING ROOM 24'1 x 13'4 (7.34m x 4.06m)

Modern high gloss over and under counter units, quartz worktops and upstands, undermount sink with mixer tap. Built in oven, ceramic hob with extractor hood over, integrated washing machine, integrated fridge freezer. Double glazed French doors and windows to rear, double glazed door to side, LVT flooring, underfloor heating, smooth ceiling, spot lights.

MASTER BEDROOM 11'7 x 10'6 (3.53m x 3.20m)

Double glazed window to front, fitted carpet, underfloor heating, smooth ceiling, spot lights, door to Ensuite.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and large shower. Double glazed window to side, LVT flooring, underfloor heating, fully tiled walls, smooth ceiling, spot lights.

BEDROOM TWO 12'3 x 8'6 (3.73m x 2.59m)

Double glazed window to front, fitted carpet, underfloor heating, smooth ceiling, spot lights.

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 side, LVT flooring, underfloor heating, fully tiled walls, smooth ceiling, spot lights.

OUTSIDE FRONT

Lawn area with panel fencing, block paved driveway providing off road parking, gated access to rear.

OUTSIDE REAR

Private rear garden laid to lawn with paved patio area and retaining panel fencing, access to garage, gated access to front.

GARAGE 23'1 x 9'8 (7.04m x 2.95m)

Electric roller door, courtesy door to rear garden, power and light connected (not tested by agent).

AGENTS NOTES

The property has the benefit of a 10 Year ABC+ Build Warranty.

IMPORTANT INFORMATION

Council Tax Band: To Be Confirmed
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.