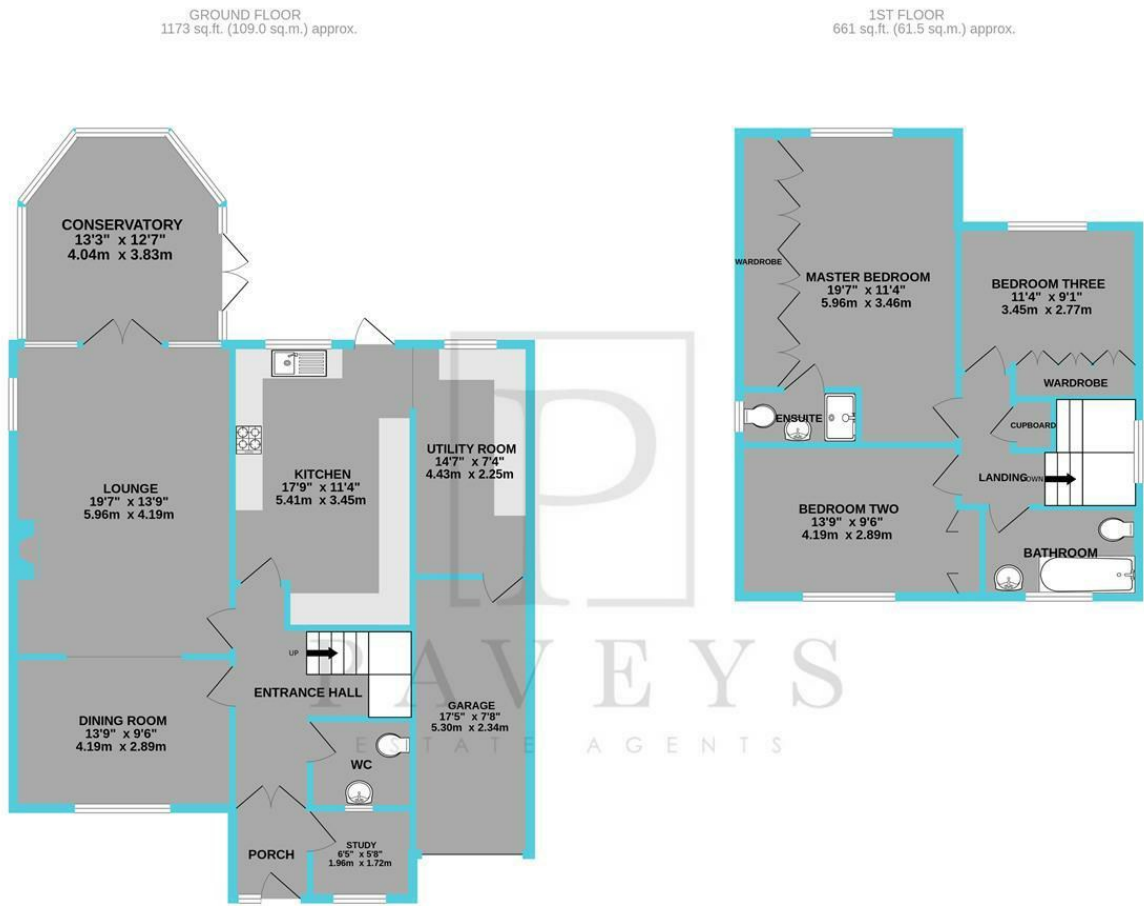


9, Village Way  
Kirby Cross, CO13 0PE

Price £450,000 Freehold



Paveys are delighted to offer for sale this SPACIOUS DETACHED FAMILY HOME with LARGE WEST FACING GARDEN & NO ONWARD CHAIN positioned in the village of Kirby Cross. The property benefits from an impressive 1835 sq ft of accommodation which requires some modernisation and provides the purchaser with an opportunity to put their own stamp on things. Key features include a 19ft lounge, dining room, study, conservatory and kitchen with attached utility room. Upstairs are three bedrooms, all with storage and including the 19ft master bedroom and family bathroom. The West facing garden makes a perfect entertaining space for all the family. The front garden is a good size with large driveway leading to the integral garage. Village Way is a quiet residential road located within easy reach of Parkers Garden Centre with its popular coffee shop and restaurant, local schools and shops. The beach, shops and rail services in Frinton-on-Sea are a short distance away. An early viewing is advised in order to appreciate this property. 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1835 sq.ft. (170.5 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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PORCH

Double glazed door and side panel to front aspect, fitted carpet, coved ceiling, electric wall panel, glazed double doors to Entrance Hall.

ENTRANCE HALL

Fitted carpet, coved ceiling, stair flight to First Floor, radiator.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin with cupboards below. Wood effect flooring, coved ceiling, part tiled walls, built in cupboard, radiator.

STUDY 6'5 x 5'8 (1.96m x 1.73m)

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

DINING ROOM 13'9 x 9'6 (4.19m x 2.90m)

Double glazed window to front, fitted carpet, coved ceiling, large open access to Lounge, radiator.

LOUNGE 19'7 x 13'9 (5.97m x 4.19m)

Glazed double doors and windows to Conservatory, double glazed window to side, fitted carpet, coved ceiling, wall lights, TV point, feature fireplace with surround and hearth, radiator.

CONSERVATORY 13'3 x 12'7 (4.04m x 3.84m)

Part brick construction, UVPC double glazed double doors to rear garden, double glazed windows to all aspects, pitched ceiling, power and light, radiator.

KITCHEN 17'9 x 11'4 (5.41m x 3.45m)

Extensive range of over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Neff eye level double oven, gas hob with extractor hood over, space and plumbing for dishwasher, space for under counter fridge and freezer. Double glazed door and window to rear garden, open access to Utility Room, tiled flooring, tiled splash back, coved ceiling, spot lights, under unit lighting, radiator.

UTILITY ROOM 14'7 x 7'4 (4.45m x 2.24m)

Range of under counter units with work tops over, open shelving, space and plumbing for washing machine, spaces for tumble dryer and fridge freezer. Double glazed window to rear, tiled flooring, fully tiled walls, coved ceiling, spot lights, door to Integral Garage, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, coved ceiling, built in cupboard, loft hatch.

MASTER BEDROOM 19'7 x 11'4 (5.97m x 3.45m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, wall lights, four built in double wardrobes, door to en suite shower room, radiator.

EN SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, radiator.

BEDROOM TWO 13'9 x 9'6 (4.19m x 2.90m)

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

BEDROOM THREE 11'4 x 9'1 (3.45m x 2.77m)

Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, two built in double wardrobes with storage above, wall lights, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with mixer taps. Double glazed windows to front, laminate flooring, coved ceiling, part tiled walls, chrome heated towel rail.

OUTSIDE FRONT

Generous frontage with retaining wall and railings, lawn area with gravel and shrub borders and beds, exterior light, driveway to the front of the garage providing off road parking, gated access to rear.

OUTSIDE REAR

Super size garden, lawn area bordered by panel fencing and well stocked borders, large patio area, greenhouse, timber shed, metal shed, exterior lighting, gated access to front.

INTERGRAL GARAGE 17'5 x 7'8 (5.31m x 2.34m)

Up and over door, power and light connected (not tested by Agent), courtesy door to Utility Room.

IMPORTANT INFORMATION

Council Tax Band: D  
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.