

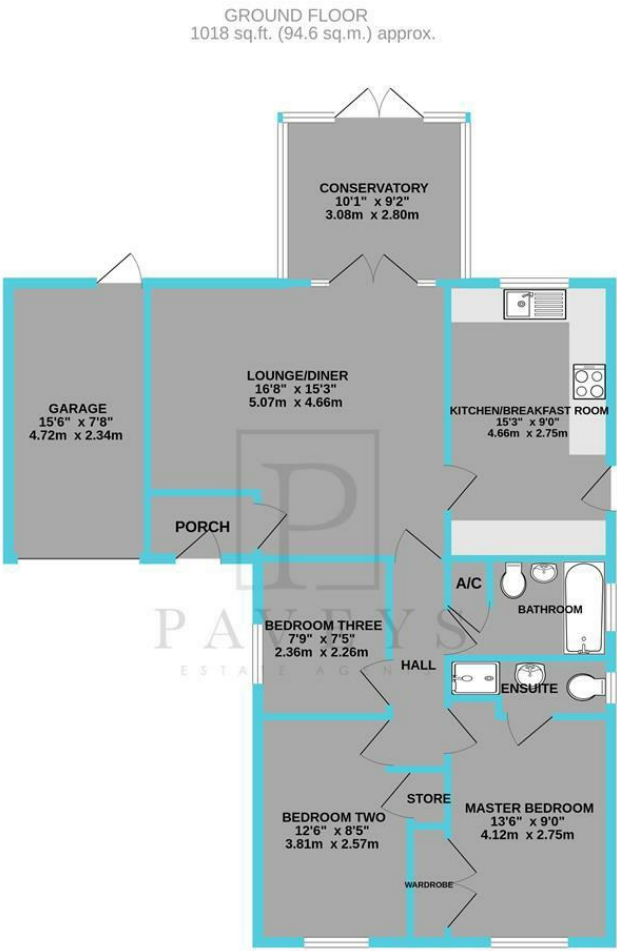
8, Slaters Close

Kirby Cross, CO13 0TR

Price £375,000 Freehold



Tucked away in the corner of a cul-de-sac on the Frietuna Development is this BEAUTIFULLY PRESENTED DETACHED BUNGALOW with a SUNNY UN OVERLOOKED REAR GARDEN, GARAGE & DRIVEWAY. This attractive property benefits from a lounge diner with doors to the conservatory, kitchen breakfast room, three double bedrooms, en suite to the master bedroom and bathroom. The corner plot rear garden is paved with retaining hedgerows and stocked with flower and shrubs. There is a further garden to the front with driveway to the front of the garage. Slaters Close is conveniently positioned within easy reach of the Frinton Gates, Connaught Avenue, the beach and Frinton Railway Station with services with Chelmsford and Central London. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**PORCH**  
UPVC double glazed entrance door, laminate flooring, radiator.

**LOUNGE DINER 16'8 x 15'3 (5.08m x 4.65m)**  
Double glazed double doors and side matching side panels to Conservatory, laminate flooring, coved ceiling, feature fireplace with surround and hearth, TV point, radiators.

**INNER HALL**  
Laminate flooring, loft hatch, radiator.

**KITCHEN BREAKFAST ROOM 15'3 x 9' (4.65m x 2.74m)**  
White fronted over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Hotpoint double oven and hob, space for fridge freezer, space and plumbing for washing machine, wall mounted Ideal combination boiler (not tested by Agent). Double glazed window to rear overlooking the garden, double glazed door to side, laminate flooring, part tiled walls, radiator.

**CONSERVATORY 10'1 x 9'2 (3.07m x 2.79m)**  
Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, pitched glass roof, laminate flooring.

**MASTER BEDROOM 13'6 x 9' (4.11m x 2.74m)**  
Double glazed window to front, fitted shutters, laminate flooring, built in wardrobe, door to En-Suite, radiator.

**EN SUITE SHOWER ROOM**  
White suite comprising low level WC, pedestal was hand basin and enclosed shower cubicle. Double glazed window to side, laminate flooring, radiator.

**BEDROOM TWO 12'6 x 8'5 (3.81m x 2.57m)**  
Double glazed window to front, fitted shutters, laminate flooring, fitted wardrobes and over bed storage, radiator.

**BEDROOM THREE 7'9 x 7'5 (2.36m x 2.26m)**  
Double glazed window to side, fitted shutters, laminate flooring, radiator.

**BATHROOM**  
White suite comprising low level WC, pedestal wash hand basin and bath with mixer taps and shower attachment over. Double glazed window to side, laminate flooring, part tiled walls, built in airing cupboard, radiator.

**OUTSIDE FRONT**  
Hardstanding frontage providing ample off road parking, raised flower and shrub bed with mature planting, exterior lighting, gated access to rear.

**OUTSIDE REAR**  
The corner plot rear garden is un overlooked and mainly paved with retaining hedgerows and stocked with flower and shrubs. Courtesy door to garage, exterior light, gated access to front.

**GARAGE 15'6 x 7'8 (4.72m x 2.34m)**  
Electric roller door, power and light connected, glazed courtesy door to rear garden.

**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.