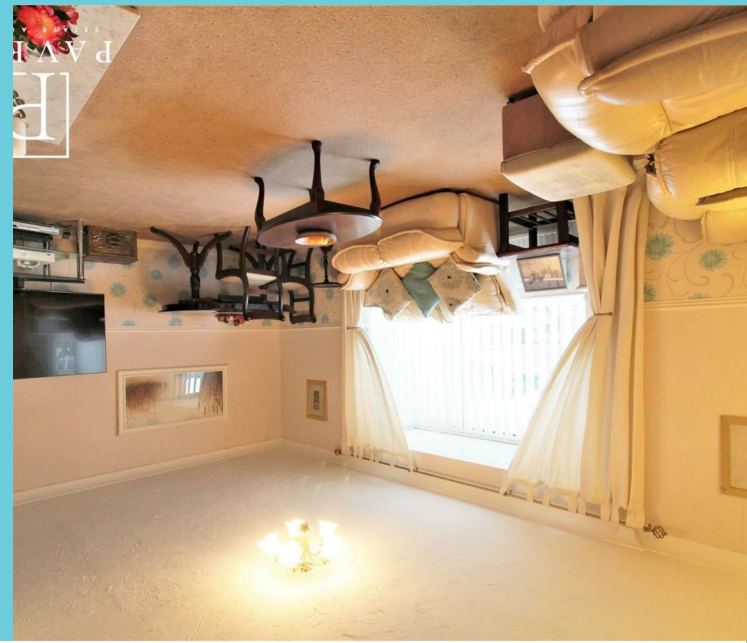
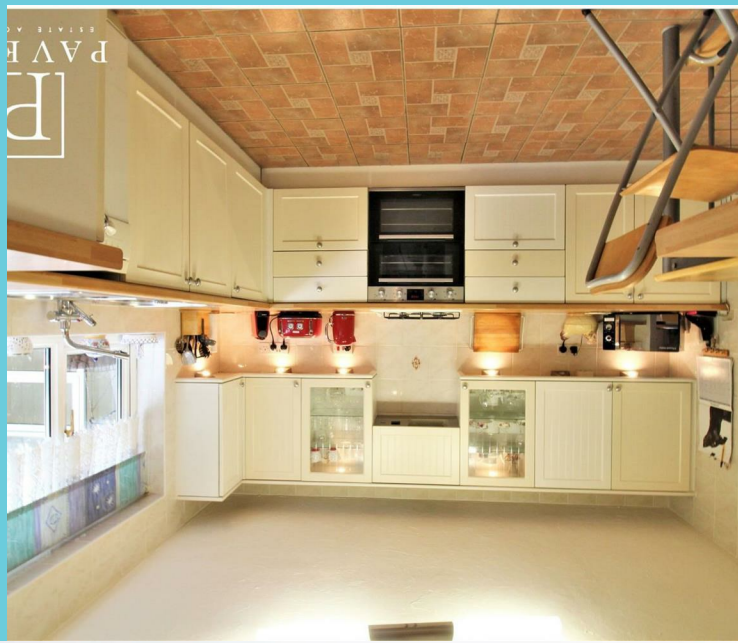




34, Frietuna Road
Kirby Cross, CO13 0RY

Guide price £400,000 Freehold

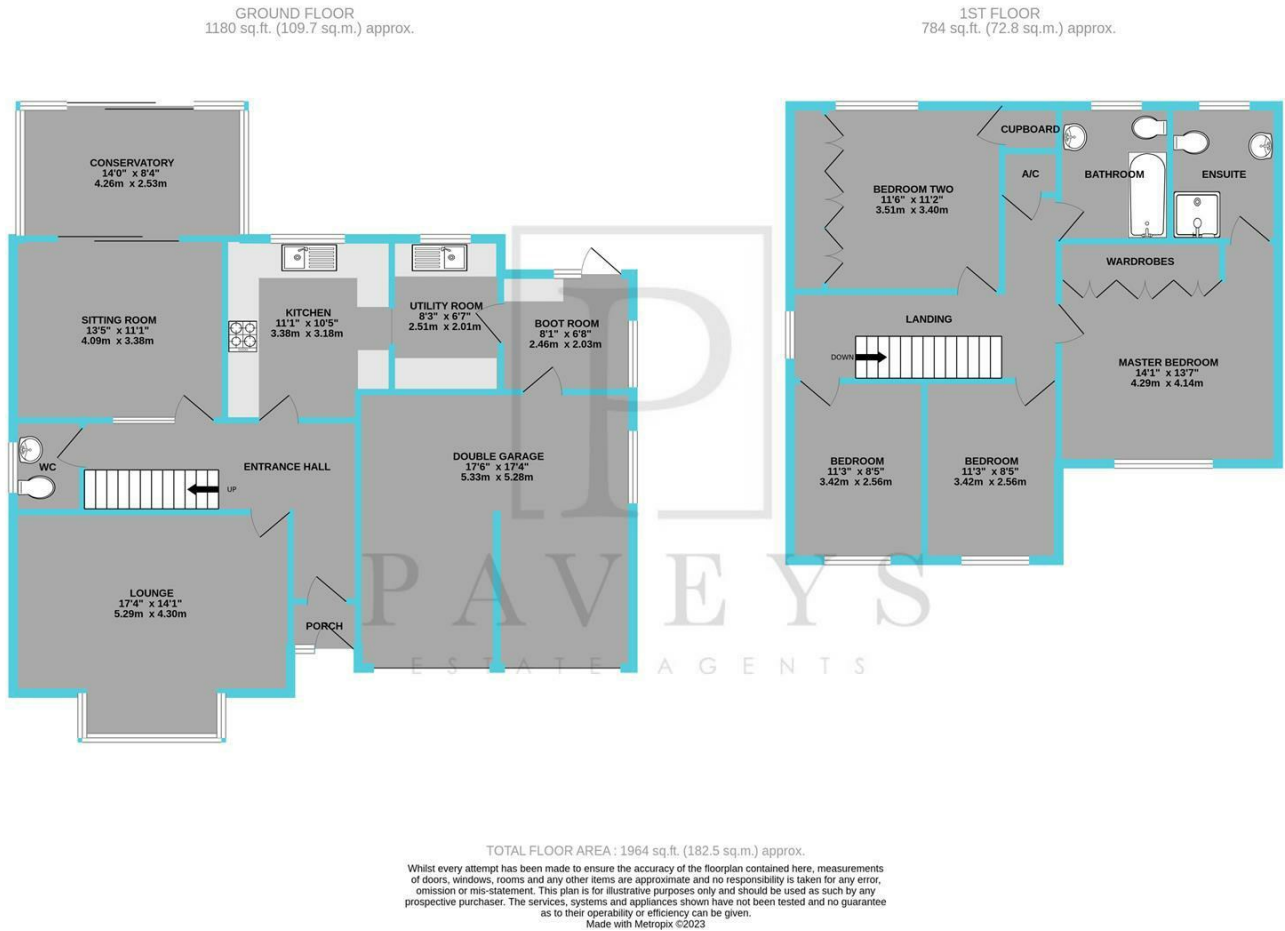
~~~~~GUIDE PRICE £400-000-£415,000~~~~~

A SUPERBLY SPACIOUS DETACHED FAMILY HOME with DOUBLE GARAGE and AMPLE PARKING on the Frietuna Development. The property offers a generous 1964 sq ft of accommodation with two reception rooms, conservatory, kitchen, utility and boot room. On the first floor is the large master bedroom with ample storage and en suite shower room, a second double bedroom with storage, two further good size bedrooms and the bathroom. Outside is a private rear garden with patio, integral double garage and parking. The property lies within easy reach of both Hamford Primary Academy and Tendring Technology College with its attached sixth form. Rail Services, shops and local amenities are all within easy reach. An early viewing is advised in order to appreciate the size of this property. Call Paveys to arrange your appointment to view.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         | <b>81</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>64</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



**PORCH**  
UPVC double glazed entrance door and side panel to front aspect, wooden glazed door to Entrance Hall.

**ENTRANCE HALL**  
Fitted carpet, coved ceiling, stair flight to First Floor, under stairs storage area, radiator.

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

**LOUNGE 17'4 x 14'1 (5.28m x 4.29m)**  
Double glazed box bay window to front, fitted carpet, coved ceiling, feature fireplace with gas fire and hearth, TV point, radiator.

**KITCHEN BREAKFAST ROOM 11'1 x 10'5 (3.38m x 3.18m)**  
Over and under counter units with matching display cabinets, work tops, inset stainless steel sink and drainer with mixer tap. Built in double oven, gas hob with extractor over, space and plumbing for dishwasher, breakfast bar. Double glazed window to rear, tiled flooring, fully tiled walls, under unit lighting, open access to Utility Room, radiator.

**UTILITY ROOM 8'3 x 6'7 (2.51m x 2.01m)**  
Over and under counter units, matching full height cupboards, work tops, inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space for fridge freezer. Double glazed window to rear, wooden glazed door to Boot Room, tiled flooring, fully tiled walls.

**BOOT ROOM 8'1 x 6'8 (2.46m x 2.03m)**  
Under counter units with fitted work top, double glazed door to rear, double glazed windows to rear and side aspects, door to Integral Garage, tiled flooring, space for tumble dryer, wall mounted boiler (not tested).

**SITTING ROOM 13'5 x 11'1 (4.09m x 3.38m)**  
Double glazed sliding patio doors to Conservatory, double glazed window to rear, fitted carpet, coved ceiling, serving hatch to Kitchen, radiator.

**CONSERVATORY 14' x 8'4 (4.27m x 2.54m)**  
Double glazed sliding patio doors to rear garden, double glazed windows to rear and side aspects, vinyl flooring, polycarb roof.

**FIRST FLOOR**

**FIRST FLOOR LANDING**  
Double glazed window to front, fitted carpet, built in airing cupboard, radiator.

**MASTER BEDROOM 14'1 x 13'7 (4.29m x 4.14m)**  
Double glazed window to front, fitted carpet, range of fitted wardrobes, door to En Suite, radiator.

**EN SUITE SHOWER ROOM**  
White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to rear, tiled flooring, fully tiled walls, radiator.

**BEDROOM TWO 11'6 x 11'2 (3.51m x 3.40m)**  
Double glazed window to rear, fitted carpet, range of fitted wardrobes, radiator.

**BEDROOM THREE 11'3 x 8'5 (3.43m x 2.57m)**  
Double glazed window to front, fitted carpet, radiator.

**BEDROOM FOUR 11'3 x 8'5 (3.43m x 2.57m)**  
Double glazed window to front, fitted carpet, radiator.

**BATHROOM**  
White suite comprising low level WC, vanity wash hand basin and bath. Double glazed window to rear, tiled flooring, fully tiled walls, radiator.

**OUTSIDE FRONT**  
Lawn and gravel frontage, hardstanding driveway providing ample off road parking to the front of the double garage, gated access to rear garden.

**OUTSIDE REAR**  
Private rear garden, laid to lawn with well stocked flower and shrub borders, mature trees, retaining panel fencing, paved patio area, feature shingled bed, timber shed, gated access to front.

**INTEGRAL DOUBLE GARAGE 17'6 x 17'4 (5.33m x 5.28m)**  
Two up and over doors, window to side, power and light connected (not tested), integral door to Boot Room.

**IMPORTANT INFORMATION**  
Council Tax Band: E  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: D  
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.

**REFERRAL FEES**  
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.