



8, Maple Drive  
Kirby Cross, CO13 0QY

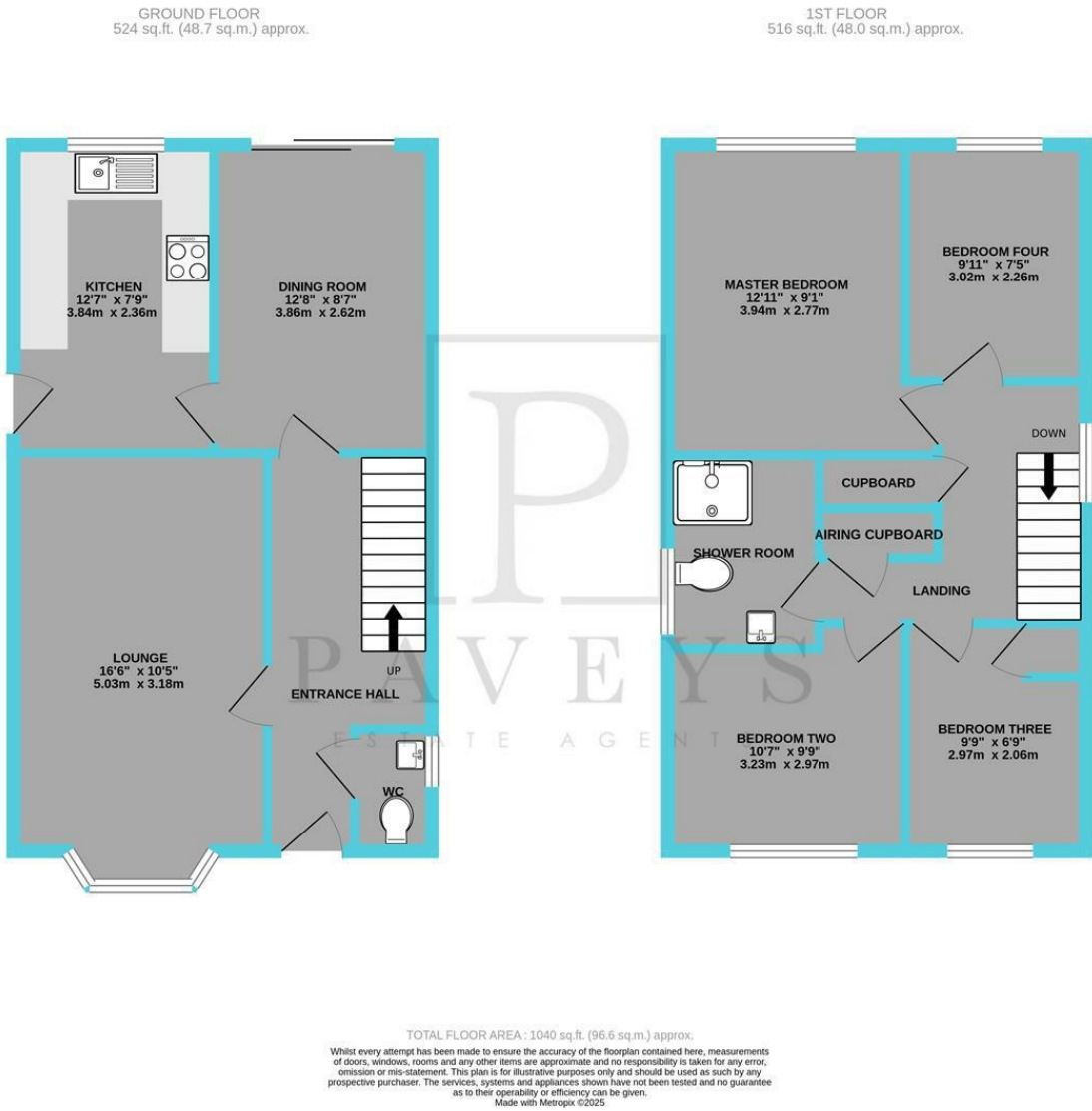
Offers in excess of £340,000 Freehold



Positioned in a quiet cul-de-sac is this IMMACULATE & BEAUTIFULLY PRESENTED DETACHED FAMILY HOME with SOUTH FACING GARDEN. This much loved family home offers plenty of space for all the family with two reception rooms, kitchen, cloakroom, four bedrooms and shower room. The beautifully landscaped garden is a complete sun trap with a large patio area and stocked with a vast array of flowers and shrubs. There is ample off road parking to the front of the garage. Maple Drive is conveniently located close to local schools, shops, transport links and a short distance from the beautiful beach at Frinton-on-Sea. Call Paveys to arrange your appointment to view.



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



ENTRANCE HALL

Composite entrance door to front aspect, double glazed window to side, Amtico flooring, stair flight to First Floor, radiator.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Double glazed window to side, tiled flooring, fully tiled walls, heated towel rail.

LOUNGE 16'5 x 10'4 (5.00m x 3.15m)

Double glazed bay window to front, double glazed window to side, fitted carpet, TV point, two radiators.

DINING ROOM 12'6 x 8'5 (3.81m x 2.57m)

Double glazed sliding patio doors to rear garden, Amtico flooring, radiator.

KITCHEN 12'6 x 7'8 (3.81m x 2.34m)

Range of neutral over and under counter cabinets, granite effect work tops, inset sink and drainer with mixer tap. Eye level Neff double oven, four ring Neff electric hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer, space for tumble dryer. Double glazed window to rear overlooking the garden, UPVC double glazed door to side, tiled flooring, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, cupboard housing wall mounted boiler (not tested by Agent), airing cupboard housing cylinder and immersion heated (not tested by Agent), loft hatch with pull down ladder.

MASTER BEDROOM 12'9 x 9'1 (3.89m x 2.77m)

Double glazed window to rear with distant sea views, fitted carpet, range of fitted wardrobes, radiator.

BEDROOM TWO 10'6 x 9'7 (3.20m x 2.92m)

Double glazed window to front, fitted carpet, range of fitted furniture including wardrobes, desk and wall cupboards, radiator.

BEDROOM THREE 10' x 6'7 (3.05m x 2.01m)

Double glazed window to front, fitted carpet, built in storage cupboard, radiator.

BEDROOM FOUR 9'8 x 7'8 (2.95m x 2.34m)

Double glazed window to rear with distant sea views, fitted carpet, range of fitted furniture including wardrobes, desk and shelving, radiator.

SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and double fitted shower cubicle with shower. Double glazed window to side, tiled flooring, fully tiled walls, heated towel rail.

OUTSIDE FRONT

Hardstanding frontage providing ample off road parking, access, mature shrub bed, gated access to rear.

OUTSIDE REAR

A beautifully tended South facing landscaped garden, lawn area bordered by well stocked flower and shrub borders and beds, patio area, panel fencing, timber shed, outside tap.

GARAGE

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

IMPORTANT INFORMATION

Council Tax Band: D  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: C  
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.