



4, Kirkbaye

Frinton-On-Sea, CO13 0RG

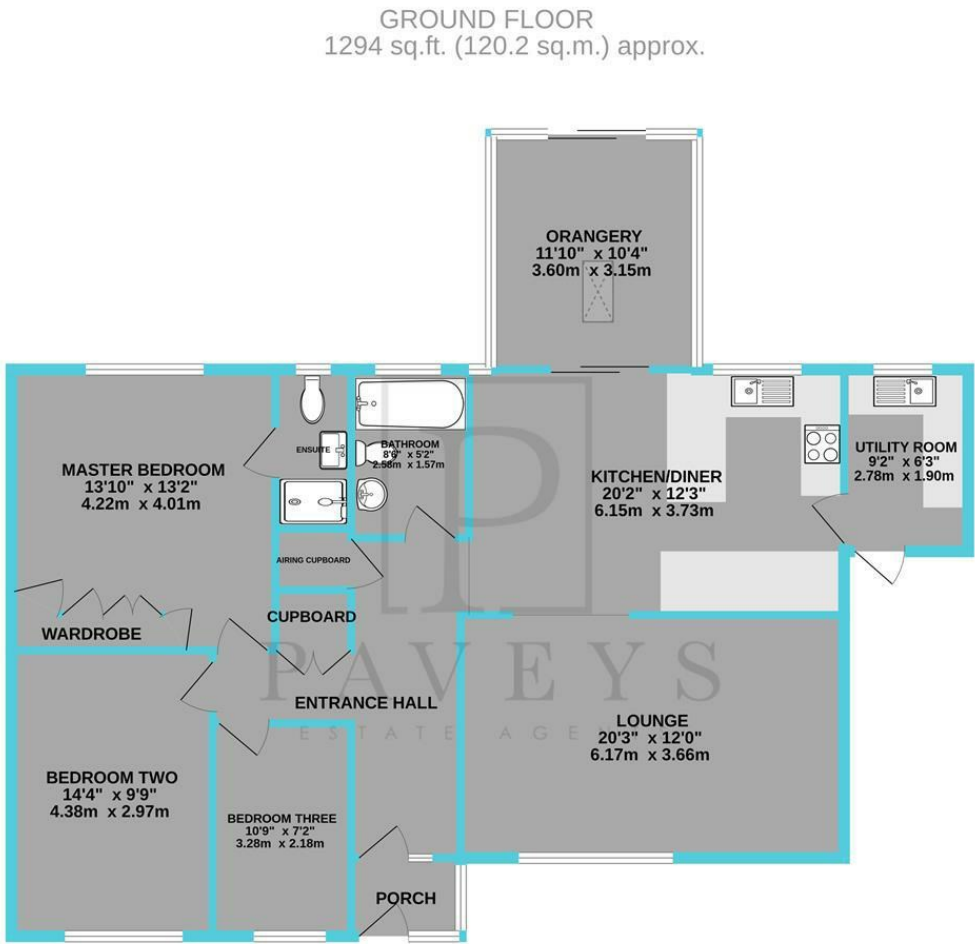
Price £525,000 Freehold

An EXCEPTIONAL THREE BEDROOM DETACHED BUNGALOW with DOUBLE GARAGE set on a large plot in a quiet residential cul-de-sac. The property has NO ONWARD CHAIN and has been tastefully refurbished throughout with a large lounge with modern open plan kitchen/diner with high end appliances, garden room with vaulted ceiling, modern utility room, three bedrooms including the master which has a modern en-suite shower room and fitted wardrobes and the contemporary family bathroom. The rear garden is established and well maintained and is mainly un-overlooked. Kirkbaye is situated on the Frietuna development which is a short distance from the seafront and shops at Frinton-on-Sea. An internal viewing is highly recommended in order to appreciate the space this property has to offer. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		68
(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 ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1294 sq. ft. (120.2 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, fixtures 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 entrance door, double glazed window to side, composite entrance door to
- ENTRANCE HALL**
Smooth and coved ceiling, built in airing cupboard, built in cupboard, loft access, Karndean flooring, radiator.
- KITCHEN/DINER 20'2 x 12'3 (6.15m x 3.73m)**
Double glazed window to rear, double glazed patio doors to garden room, smooth and coved ceiling with spot lights, modern fitted kitchen with matching over and under counter units, wood effect work tops and splash backs, stainless steel sink and drainer, built in Neff double oven, freestanding Miele dishwasher, Neff american style fridge freezer (to remain), induction hob with extractor above, Karndean flooring, two designer radiators.
- LOUNGE 20'3 x 12' (6.17m x 3.66m)**
Double glazed window to front, smooth and coved ceiling with spot lights, Karndean flooring, radiator.
- UTILITY ROOM 9'2 x 6'3 (2.79m x 1.91m)**
Double glazed window to rear, double glazed door to front, smooth ceiling with spot lights, matching over and under counter units, wood effect work tops with matching splash backs, stainless steel sink and drainer, Karndean flooring, radiator.
- GARDEN ROOM 11'10 x 10'4 (3.61m x 3.15m)**
Double glazed windows to both sides, double glazed patio doors to rear garden, vaulted smooth ceiling with double glazed Velux style window, vinyl flooring.
- MASTER BEDROOM 13'10 x 13'2 (4.22m x 4.01m)**
Double glazed window to rear, smooth and coved ceiling with spot lights, range of fitted wardrobes, fitted carpet, radiator.
- EN-SUITE SHOWER ROOM**
Double glazed window to side, smoothn ceiling with spot lights, modern white suite comprising of low level W/C pedestal wash hand basin, walk in double shower, fully tiled walls, vinyl flooring, radiator.
- BEDROOM TWO 14'4 x 9'9 (4.37m x 2.97m)**
Double glazed window to front, smooth and coved ceiling, laminate flooring radiator.
- BEDROOM THREE 10'9 x 7'2 (3.28m x 2.18m)**
Double glazed window to front, smooth and coved ceiling, lamiante flooring, radiator.
- BATHROOM**
Double glazed window to rear, smooth ceiling with spot lights, modern white suite comprising of low level W/C, pedestal wash hand basin, panelled bath with mixer tap and shower head attachment, fully tiled walls, vinyl floor, radiator.

- OUTSIDE REAR**
Enclosed private established rear garden mostly laid to lawn with flower shrub borders, gated access to front, paved patio areas, outside tap.
- OUTSIDE FRONT**
Mostly laid to lawn with shrub areas, driveway providing off street parking for vehicles leading to detached double garage.
- DETACHED DOUBLE GARAGE**
Up and over door, power and light connected here, courtsey door to side.
- 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.

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