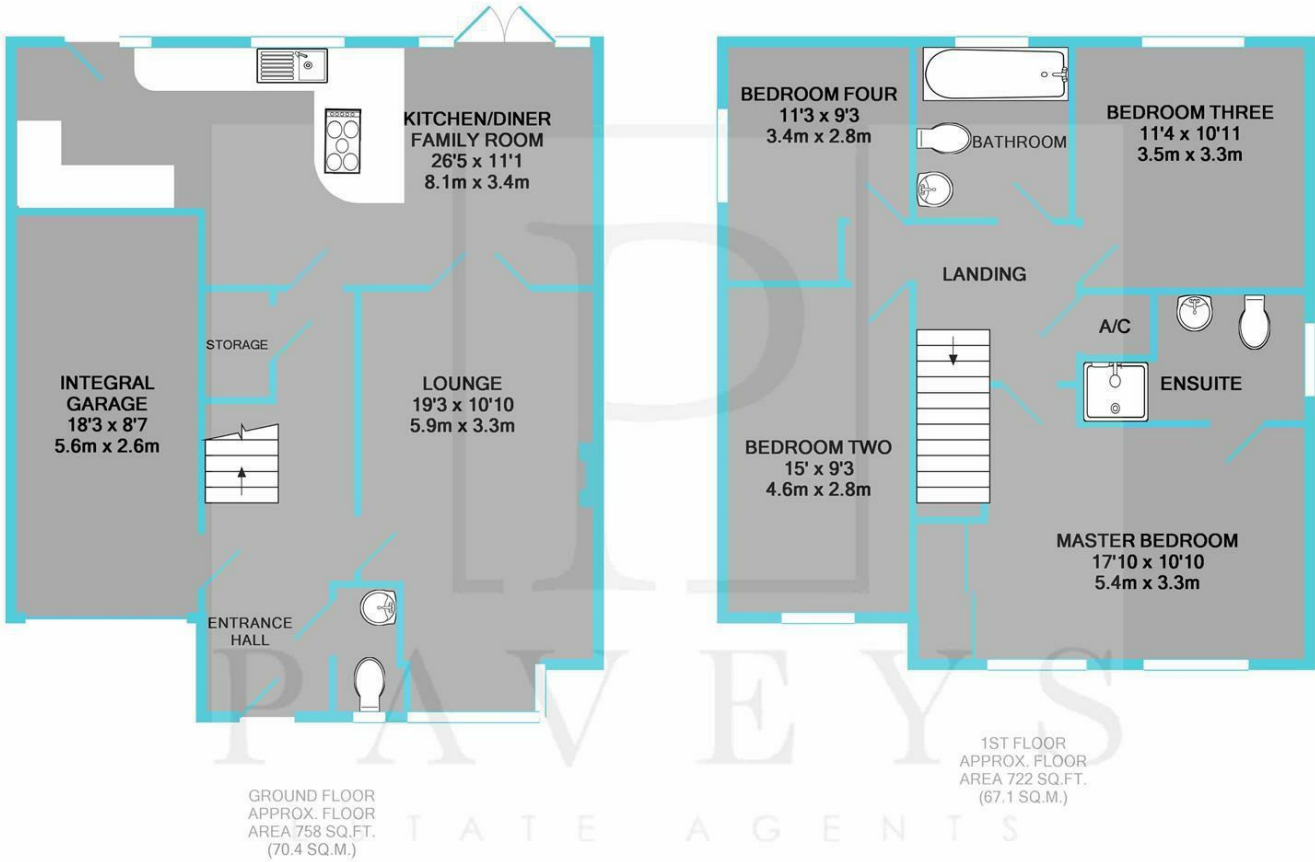




2, Hunters Chase
Kirby Cross, CO13 0JZ

Guide price £375,000 Freehold

GUIDE PRICE £375,000-£395,000 Paveys have the pleasure in offering for sale this beautifully presented MODERN DETACHED FAMILY HOME in excellent decorative order with a beautiful KITCHEN DINER & FAMILY ROOM designed and installed by Bouchards of Frinton. This attractive family home is ready to move in to with a formal lounge, kitchen diner & family room and cloakroom on the ground floor. Upstairs there are four good sized bedrooms, ensuite shower room to the master bedroom and family bathroom. There is a pretty landscaped garden to the rear, off road parking to the front and integral garage. Hunters Chase is located in the popular village of Kirby Cross which benefits from a popular fish & chip shop, barbers, Tescos, primary school and recreation ground. It is conveniently positioned a short distance from Kirby Cross Rail Station with links to Central London. Call Paveys today for more information or to arrange a viewing.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

ENTRANCE HALL

Composite entrance door with inset glass panel to front aspect, Karndean flooring, stair flight to First Floor, coved ceiling, large under stairs cupboard, door to Integral Garage, electrical consumer unit (installed 2022), radiator.

CLOAKROOM

White suite comprising low level WC and wall mounted wash hand basin. Obscured double glazed window to front, Karndean flooring, radiator.

LOUNGE 19'3 narrowing 16'11 x 10'10 (5.87m narrowing 5.16m x 3.30m)

Double glazed box bay window to front, fitted carpet, coved ceiling, feature fireplace with surround and hearth, glazed double doors to Dining Room, TV point, radiator.

KITCHEN DINER FAMILY ROOM 26'5 x 11'1 (8.05m x 3.38m)

A beautiful hi specification kitchen designed and installed by Bouchards of Frinton offering a large selection of cream over and under counters units, Italian marble work tops with matching up stands, inset undermount sink with Quooker tap, breakfast bar with built in wine fridge. Range of integrated Zanussi appliances including an oven, induction hob and extractor hood. Integrated fridge freezer, washing machine and dishwasher Double glazed windows to rear overlooking the garden, double glazed French doors and double glazed door to rear garden, Karndean flooring, smooth ceiling, spot lights, feature lighting over the breakfast bar, two upright radiators.

LANDING

Fitted carpet, smooth and coved ceiling, built in airing cupboard.

MASTER BEDROOM 17'2 x 10'10 (5.23m x 3.30m)

Two double glazed windows to front, fitted carpet, smooth and coved ceiling, built in sliderobe wardrobe, two radiators, door to En-Suite.

EN-SUITE TO MASTER BEDROOM 10'4 narrowing to 6'8 x 5'6 (3.15m narrowing to 2.03m x 1.68m)

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

BEDROOM TWO 15' x 9'3 (4.57m x 2.82m)

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

BEDROOM THREE 11'4 x 10'11 (3.45m x 3.33m)

Double glazed window to rear, fitted carpet, smooth and coved ceiling, radiator.

BEDROOM FOUR 11'3 x 9'3 (3.43m x 2.82m)

Double glazed window to side, fitted carpet, smooth and coved ceiling, radiator.

BATHROOM 8' x 5'8 (2.44m x 1.73m)

White suite comprising low level WC, pedestal wash hand basin and bath with mixer taps and shower attachment over. Obscured double glazed window to rear, tiled flooring, fully tiled walls, radiator.

OUTSIDE FRONT

Block paved driveway leading to the garage, gravel flower bed with plants and shrubs, low retaining wall with feature railings, gated access to rear garden.

OUTSIDE REAR

An attractive landscaped garden mainly paved for low maintenance, bordered by established plants and shrubs, outside tap, exterior light, gated access to front.

INTEGRAL GARAGE 18'3 x 8'7 (5.56m x 2.62m)

Up and over door, door to Entrance Hall, power and light connected (not tested), tiled floor, wall mounted boiler (installed 2023).

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 there solicitor or surveyor. Note: the floorplans are not to scale and are for illustration purposes only.

IMPORTANT INFORMATION

Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, gas, mains water and sewerage.

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MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

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.