



51, Stallards Crescent

Kirby Cross, CO13 0TN

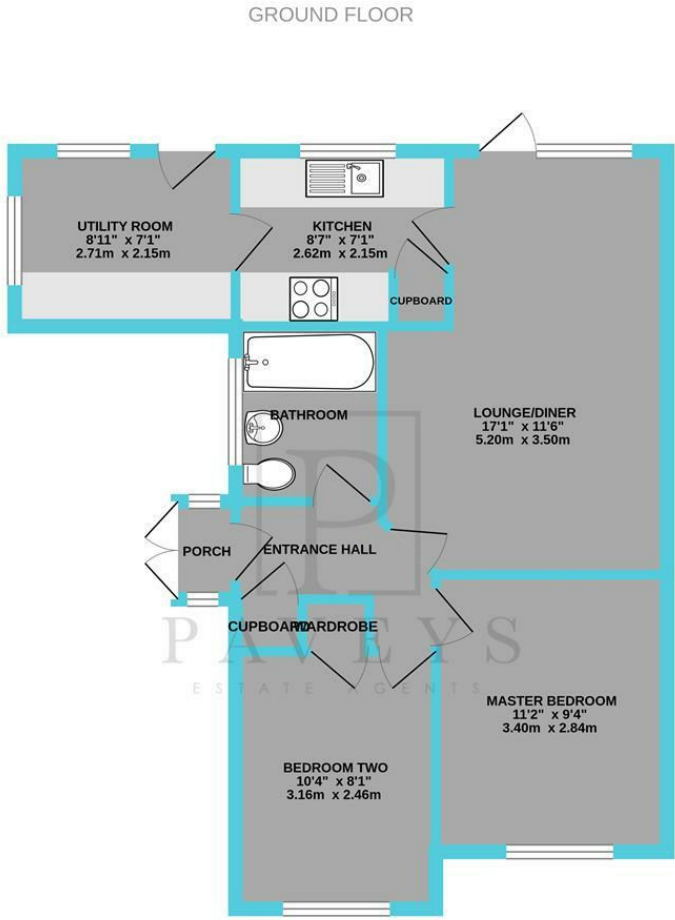
Guide price £270,000 Freehold


~~~~~GUIDE PRICE £270,000-£280,000~~~~~

Situated on a corner plot and tucked away in a quiet cul-de-sac on the Frietuna Development is this BEAUTIFULLY PRESENTED EXTENDED SEMI DETACHED BUNGALOW with GARAGE & PARKING. The properties key features include a lounge with double glazed door to the garden, modern kitchen & utility room, two double bedrooms and modern bathroom. To the front of the property is a front garden and garage with driveway providing parking for a vehicle to the rear. To the rear of the property is a private west facing walled garden. Stallards Crescent is conveniently positioned within easy reach of Frinton Railway Station, the pretty seafront and shops in Connaught Avenue. It is also positioned within easy reach of Frinton's new Tesco Supermarket at the Triangle Shopping Centre. We have keys! 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) 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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



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 errors, 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 is given to their operability or efficiency can be given.  
Made with Metropix 6/2025

ENTRANCE PORCH

Wooden glazed double doors and full height panels, pitched and tiled roof, fitted carpet.

ENTRANCE HALL

Door to Entrance Hall, coved ceiling, built in cupboard, loft access, fitted carpet, radiator.

LOUNGE/DINER 17'1 x 11'6 (5.21m x 3.51m)

UPVC double glazed door and window leading to the rear garden, fitted carpet, coved ceiling, TV point, door to Kitchen, radiators.

KITCHEN 8'7 x 7'1 (2.62m x 2.16m)

Modern Shaker style over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Induction hob with extractor over, space and plumbing for washing machine, spaces for under counter fridge and freezer, cupboard housing GlowWorm boiler' (NOT TESTED BY AGENT). Double glazed window to rear overlooking the garden, laminate flooring, part tiled walls, built in cupboard, door to Utility Room.

UTILITY ROOM 8'11 x 7'1 (2.72m x 2.16m)

Over and under counter units, space for fridge freezer, work tops with tiled splash back, eye level double oven, space for tumble dryer, space for fridge freezer. Double glazed windows to rear and side aspects, double glazed door to rear garden, carpet flooring, coved ceiling.

MASTER BEDROOM 11'2 x 9'4 (3.40m x 2.84m )

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

BEDROOM TWO 10'4 x 8'1 (3.15m x 2.46m)

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

BATHROOM

Double glazed window to side, modern white suite comprising of a low level W/C, pedestal wash hand basin, panelled bath with Triton electric shower above(not connected), fully tiled walls and floor, radiator.

OUTSIDE FRONT

Set on a corner plot, laid to lawn with shrub borders, driveway to rear in front of detached garage.

DETACHED GARAGE 17'1 x 8'2 (5.21m x 2.49m)

Up and over door, power and light connected,.

OUTSIDE REAR

Private un overlooked garden, laid to lawn with paved patio area, brick walled garden, shrub borders, established tree, outside tap, outside light, gated access to rear leading to Garage and driveway.

IMPORTANT INFORMATION

Council Tax Band: C

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 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.