



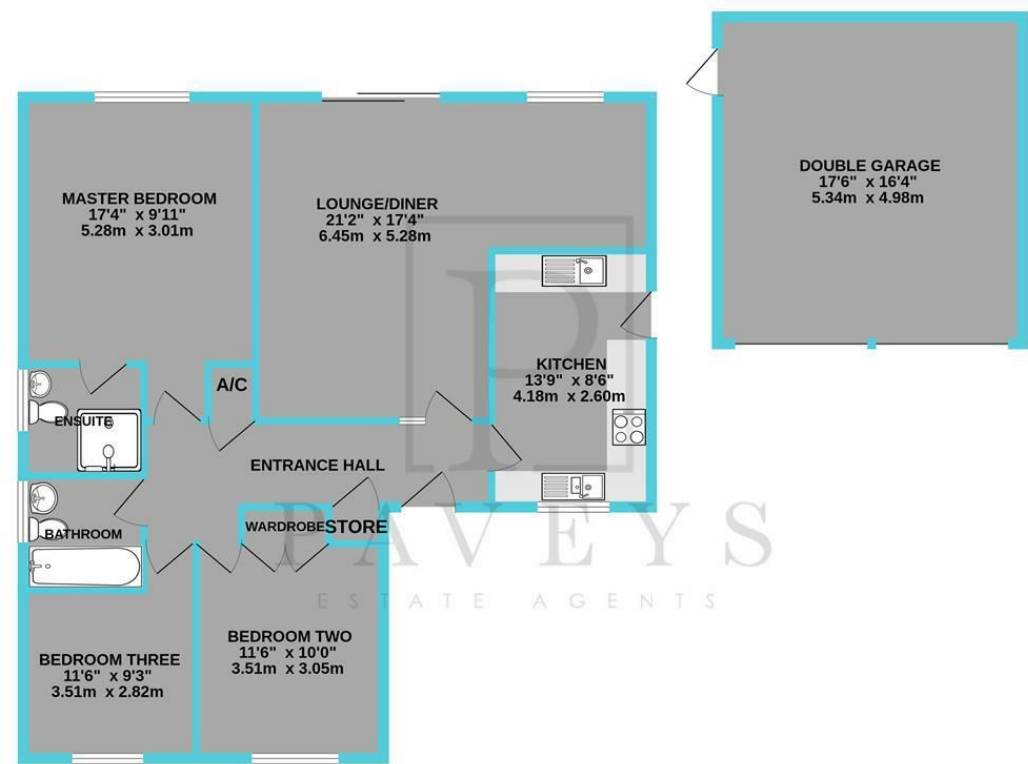
11, Meadowcroft Way
Kirby Cross, CO13 0TF
Price £375,000 Freehold

NO ONWARD CHAIN

A super sized DETACHED BUNGALOW with DOUBLE GARAGE & PRETTY GARDEN positioned in a quiet residential road on the Frietuna Development. This fabulous corner plot property offers a spacious lounge diner with patio doors to the garden, kitchen, three double bedrooms, ensuite shower room and family bathroom. The private rear garden has a large patio area and is stocked with a large array of established plants and shrubs. To the side of the property is the detached double garage which is easily accessible from the rear garden and double driveway. Meadowcroft way is tucked away from the hustle and bustle and is within easy reach of local shops and green open spaces. We have keys to view! Call Paveys to arrange your appointment.



GROUND FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

TOTAL FLOOR AREA : 1283 sq.ft. (119.2 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

ENTRANCE HALL

Composite entrance door to front aspect, fitted carpet, built in airing cupboard, built in storage cupboard, loft access (access to the loft is by means of a loft ladder, the large loft area is boarded, good for extra storage (ADVISED BY VENDOR), radiator.

LOUNGE/DINER 21'2 x 17'4 (6.45m x 5.28m)

Double glazed sliding patio doors to rear garden, double glazed window to rear, fitted carpet, coved ceiling, TV point, radiators.

KITCHEN 13'9 x 8'6 (4.19m x 2.59m)

Double glazed window to front, double glazed door to side, matching over and under counter units, laminate work tops, stainless steel sink and drainer, tiled splash backs, free standing Hotpoint cooker, wall mounted Valiant boiler (not tested by Agent), washing machine (to remain), fridge freezer (to remain), carpet flooring, serving hatch to dining Area, radiator.

MASTER BEDROOM 17'4 x 9'11 (5.28m x 3.02m)

Double glazed window to rear overlooking the garden, range of fitted bedroom furniture including wardrobes, over head storage and dressing table, fitted carpet, coved ceiling, door to Ensuite Shower Room, radiator.

EN-SUITE SHOWER ROOM

Double glazed window to side, white suite comprising of low level WC, pedestal wash hand basin and large walk in shower, fully tiled walls, tiled flooring, radiator.

BEDROOM TWO 11'6 x 10' (3.51m x 3.05m)

Double glazed window to front, fitted carpet, radiator.

BEDROOM THREE 11'6 x 9'3 (3.51m x 2.82m)

Double glazed window to front, fitted carpet, radiator.

BATHROOM

Double glazed window to side, suite comprising of low level WC, pedestal wash hand basin, bath with mixer tap and shower over, carpet flooring, part tiled walls, radiator.

OUTSIDE REAR

A pretty and private SOUTH FACING rear garden commencing with a large patio area which extends across the rear of the bungalow, raised flower beds, steps lead up to a raised lawn area which is bordered by a vast array of established planting including hedgerows which shield the property from the neighbouring properties. Secondary patio area to the side of the garage, courtesy door giving access to the double garage, gated access to front.

OUTSIDE FRONT

Corner plot frontage, small garden area stocked with flowers and shrubs, exterior lighting. Driveway to the side of the property providing ample off road parking to the front of the double garage, gated access to rear.

DETACHED DOUBLE GARAGE 17'6 x 16'4 (5.33m x 4.98m)

Twin electric roller doors, power and light connected, courtesy door to rear garden, ample off road parking to the front.

IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

An application for Probate has been made in respect of this property.

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.

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.

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.