



The Limes, Turpins Lane
Kirby Cross, CO13 0PB

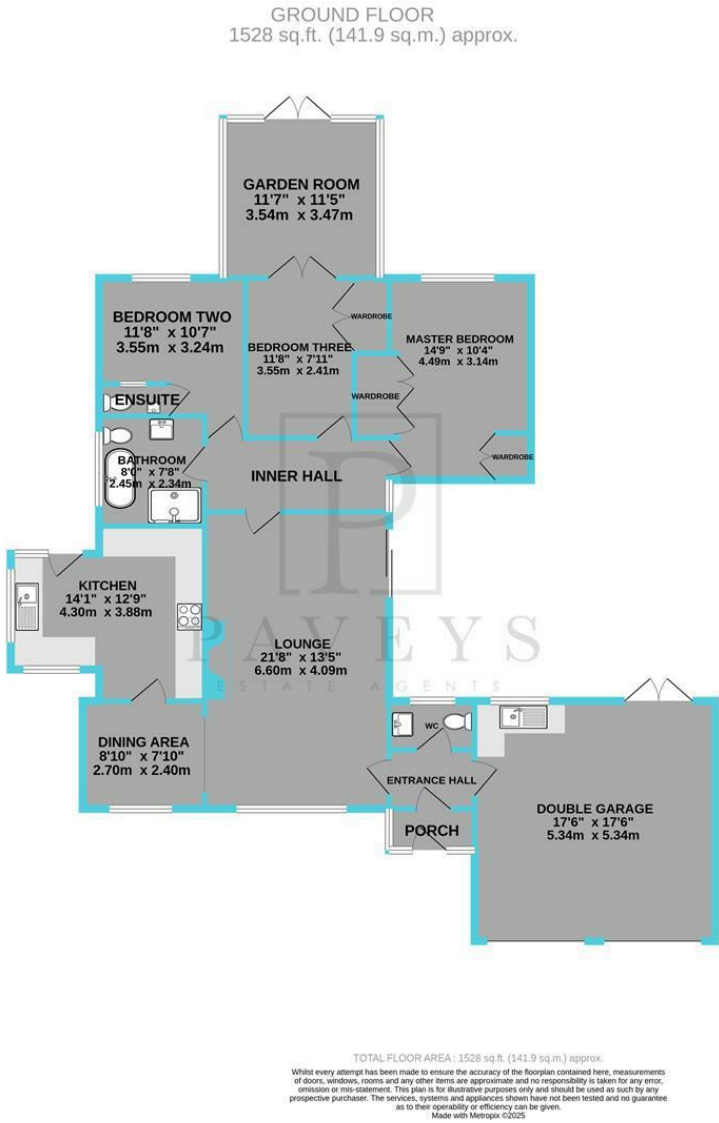
Price £595,000 Freehold

NO ONWARD CHAIN!! "The Limes" is an attractive bungalow set on a wonderful plot of immaculate gardens in a desirable tree lined lane in the village of Kirby Cross. This wonderful property has been meticulously refurbished from top to bottom thus creating a bright and spacious home which is ready to move into. The gardens have been fully landscaped with a newly laid resin driveway, double garage and newly laid resin patio areas. Internally the property benefits from a stylish kitchen, lounge, dining area, three bedrooms, modern bathroom suite and garden room. Turpins Lane is a sought after residential Lane located just off the Frinton Road, tucked away from the hustle and bustle. It is positioned within easy reach of all local amenities including schools, shops and transport links. The beach and seafront at Frinton-on-Sea are a short distance away. An internal viewing is highly recommended! Call Paveys!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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	



- PORCH**
Composite entrance door to front aspect, double glazed windows to front and side aspects, lighting.
- ENTRANCE HALL**
Composite door to entrance hall, laminate flooring, smooth and coved ceiling, integral door to Garage, door to Lounge.
- CLOAKROOM**
Modern white suite comprising low level WC and vanity wash hand basin. Double glazed window to rear, LVT flooring, part tiled walls, radiator.
- LOUNGE 21'8 x 13'5 (6.60m x 4.09m)**
Double glazed window to front, double glazed patio doors to side leading to the garden, fitted carpet, smooth and coved ceiling, feature brick fireplace with tiled hearth, large archway leading to Dining Area, TV point, radiators.
- DINING AREA 8'10 x 7'10 (2.69m x 2.39m)**
Double glazed window to front, fitted carpet, smooth and coved ceiling, door to Kitchen, radiator.
- KITCHEN 14'1 x 12'9 (4.29m x 3.89m)**
An attractive, newly installed stylish kitchen with a generous range of over and under counter units, work tops with matching splash backs, inset sink and drainer with mixer tap. Built in eye level single oven with built in microwave above, electric hob with extractor over, space for fridge freezer. Double glazed windows to all aspects, composite double glazed door to rear garden, vinyl flooring, smooth ceiling, spot lights, upright radiators.
- INNER HALL**
Fitted carpet, smooth and coved ceiling, loft access, radiator.
- MASTER BEDROOM 14'9 x 10'4 (4.50m x 3.15m)**
Double glazed window to rear, fitted carpet, smooth and coved ceiling, range of fitted wardrobes, fitted single wardrobe, radiator.
- BEDROOM TWO 11'9 x 10'7 (3.58m x 3.23m)**
Double glazed window to rear, fitted carpet, smooth and coved ceiling, built in double wardrobe, door to Ensuite Cloakroom, radiator.
- ENSUITE CLOAKROOM**
White suite comprising low level WC and vanity wash hand basin. LVT flooring, extractor fan, radiator.
- BEDROOM THREE 11'8 x 7'11 (3.56m x 2.41m)**
Double glazed patio doors to rear leading to the Garden Room, fitted carpet, smooth and coved ceiling, built in wardrobe, radiator.
- GARDEN ROOM 11'7 x 11'5 (3.53m x 3.48m)**
Part brick construction, pitched and tiled roof, double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, tiled flooring, smooth ceiling, radiator.
- BATHROOM 8' x 7'8 (2.44m x 2.34m)**
Newly fitted modern white suite comprising low level WC, pedestal wash hand basin, freestanding bath with mixer tap and walk in shower cubicle with full height glass screen. Double glazed window to side, tiled flooring, fully tiled walls, smooth ceiling, spot lights, wall mounted mirror, extractor fan.

- OUTSIDE FRONT**
A superb size frontage with newly laid resin driveway leading to the double garage, lawn area with shrub and plants, gravel pathways, panel fencing, exterior lighting.
- OUTSIDE REAR**
A beautifully maintained rear garden with plenty of space for the whole family. The majority of the garden is laid to lawn with panel fencing, gravel and shrub borders, two newly laid resin patio areas, large timber shed, double glazed double doors give access to the garage.
- DOUBLE GARAGE 17'6 x 17'6 (5.33m x 5.33m)**
Twin up and over doors, integral door to Entrance Hall, double glazed window to rear, double glazed double doors to rear garden, power and light connected (not tested by Agent). Utility cabinets with inset sink and drainer, space and plumbing for washing machine, space for tumble dryer.
- AGENTS NOTES**
The property has been refurbished and updated by the current vendor, the property has been mostly updated with new double glazed windows and has been fully re wired (ADVISED BY VENDOR)
- IMPORTANT INFORMATION**
Council Tax Band:
Tenure: Freehold
Energy Performance Certificate (EPC) rating:
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**
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