



Turpins Lane Kirby Cross, CO13 0PB

Situated on the outskirts of Frinton-on-Sea in this sought after tree-lined, quiet no through road in the village of Kirby Cross, Sheen's Estate Agents have the pleasure in bringing to market this immaculately presented, EXTENDED FOUR BEDROOM DETACHED FAMILY HOME. The property boasts a large welcoming entrance hall, ground floor shower room/utility, 25'5" kitchen/dining entertaining area, west facing garden and a detached double garage. Turpins Lane is a sought after location just off the Frinton Road and tucked away from the hustle and bustle, although is still within easy reach easy of Frinton's town centre, mainline railway station and seafront. An early viewing is highly recommended to fully appreciate the accommodation which is on offer.

- **Extended Four Bedroom Property**
- **Exquisitely Presented Throughout**
- **Quiet, Tree Lined, No Through Road**
- **Two Sitting Rooms**
- **Close To Shopping Amenities & Seafront**
- **Ample Off Street Parking For Four Vehicles**
- **Detached Double Garage With Snug & Office**
- **Ground Floor Shower Room/Utility**
- **EPC Rating D**
- **Council Tax Band E**



Offers In Excess Of £500,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit composite entrance door giving access to:

Hallway

Wood flooring. Two built in under stairs storage cupboards.
Radiator. Doors to:



Lounge

15'1" x 12'5"

Ornamental feature fireplace with inset electric feature fire.
Radiator. Sealed unit double glazed 'Georgian' style window to front.



Study

6' x 4'10"

Wood flooring. Radiator. Obscured sealed unit double glazed window to side.



Shower Room/ Utility

11' x 8'

Fitted with a white suite comprising of low level W/C. Pedestal wash hand basin. Fitted shower cubicle with over head 'Rainfall' shower and separate attachment. Solid wood work surfaces with built in storage cupboards and eye and floor level. Plumbing for washing machine. Space for tumble dryer. Wood flooring. Part tiled walls. Radiator. Obscured sealed unit double glazed window to front.



Kitchen/Diner

25'5" x 10'

Modern fitted front units with solid wood work surfaces. Inset butler style sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated fridge. Integrated freezer. Integrated dishwasher. Under unit lighting. Wood flooring. Space for 'Rangemaster' with fitted extractor fan above, Part tiled walls. Wood flooring. Sealed unit double glazed 'Georgian' style window to side. Sealed unit double glazed 'Georgian' style windows to rear aspect. Sealed unit double glazed 'French' style doors giving access to rear. Breakfast bar. Open access leading into:



Sitting Room

12'9" x 12'7"

Radiator. Sealed unit double glazed windows to both side aspects. Sealed unit double glazed bi-folding doors giving access to rear.



First Floor Landing

Built in airing cupboard. Loft access. Sealed unit double glazed 'Georgian' style window to side. Doors to:



Master Bedroom

12'4" x 12'

Vanity wash hand basin with storage cupboard under and tiled splashbacks. Radiator. Sealed unit double glazed 'Georgian' style window to front.



Bedroom Two

13'3" x 10'11" + dr

Radiator. Sealed unit double glazed 'Georgian' style window to rear.



Bedroom Three

12'4" x 12'

Vanity wash hand basin with storage cupboard under and tiled splashbacks. Radiator. Sealed unit double glazed 'Georgian' style window to front.



Bedroom Four

10'32 x 8'

Radiator. Sealed unit double glazed 'Georgian' style window to rear.



Bathroom

Modern fitted suite comprising of low level W/C. Pedestal wash hand basin. Free standing roll top bath with central mixer taps and shower attachment. In-built TV. Inset 'Bluetooth' speaker. Part wood panelled walls. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed 'Georgian' style window to rear.



Outside - Rear

West facing, Part patio seating area. Majority laid to lawn. Shingled borders well stocked with flowers, shrubs and bushes. Raised wood decked seating area with raised pond. Wood storage shed. Enclosed by panel fencing. Outside tap. Private access door to:



Double Garage + Office & Store Room

18'3" x 16'7"

Power and lighting connected. Courtesy door to office. Door to store room.

Outside - Front

Hard standing area providing ample off street parking leading to detached double garage. Part laid to lawn. Array of shrubs and bushes. Pathway leading to entrance door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

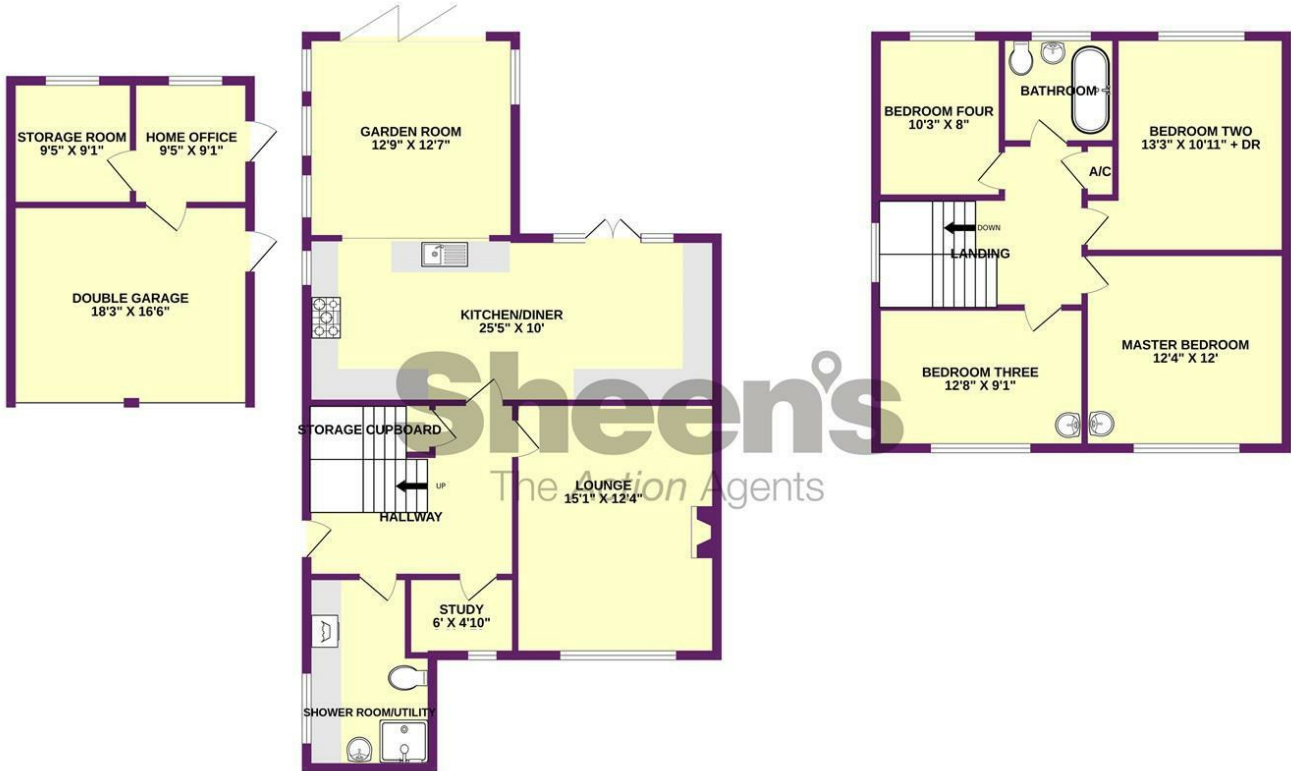
JAF/03.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR

1ST FLOOR



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 ©2024

Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

