



## Thorpe Road Kirby Cross, CO13 0NQ

A SUPERB, LUXURY THREE BEDROOM DETACHED BUNGALOW is 1 of 2 NEW BUILD BUNGALOWS offering 1184 square feet of modern living accommodation, located in the quiet cul-de-sac in the sought after area of Kirby Cross. Boasting a light, spacious open plan living area under a vaulted ceiling, high energy efficiency, en-suite to master bedroom with fitted wardrobes and high quality finish throughout. The property is in a NON-ESTATE position down a private secluded road offering ample off street parking and is conveniently within one mile of the mainline railway station. Frinton's shopping amenities in Connaught Avenue and seafront are within one and three quarter miles away and it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Individual, Luxury Newly Built Bungalow
- Three Bedrooms With En-Suite To Master
- Open Plan Kitchen/Dining/Lounge
- High Energy Efficiency With Air Source Heat Pump
- Under Floor Heating Throughout
- Separate Utility Room
- Quiet, Non-Estate Position
- Ample Off Street Parking & Garage With Electric Charging Point
- EPC Rating C
- Council Tax Band - TBC



**Price £515,000 Freehold**

Accommodation comprises with approximate room sizes:-

Modern obscured composite entrance door giving access to:-

### Entrance Hall

Luxury vinyl flooring. Loft access with pull down ladder. Built in double storage cupboard with sensor light housing fuse board, alarm system and shelving. Smoke alarm. Spotlights. Triple glazed automatic rain sensor skylight. Underfloor heating. Double full length glazed doors giving access to lounge/kitchen/dining area. Door to:-



### Bedroom 1

11'8" x 11'5"

Modern fitted wardrobe with integral handles and drawers. Spotlights. Underfloor heating with separate thermostatic control. Sealed unit double glazed bay window to front. Door to:-



### En-Suite

Modern fitted white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage drawers under. Double length shower cubicle with integrated rainfall shower and separate attachment and bi-folding shower screen. Inset feature shelving with lighting. Shaver point. Spotlights. Fully tiled walls. Tiled flooring with underfloor heating and separate thermostatic control. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side.



### Bedroom 2

11'6" x 9'9"

Spotlights. Underfloor heating with separate thermostatic control. Sealed unit double glazed window to front.



### Bedroom 3

11'5" max x 9'1" + door recess

Luxury vinyl flooring. Spotlights. Underfloor heating with separate thermostatic control. Telephone socket. Sealed unit double glazed window to front.



### Family Bathroom

Modern fitted white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage drawers under. Panelled bath with shower attachment. Built in shower cubicle with integrated overhead rainfall shower and separate attachment. Inset feature shelving. Fully tiled walls. Tiled flooring with underfloor heating and separate thermostatic control. Spotlights. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.



## Open Plan Kitchen/Diner/Lounge

### Kitchen/Diner

31'6" x 14'8" max

Fitted with a range of shaker style modern matching fronted units. Stone bevelled edge worksurfaces with upstands and inset butler style sink with drainer and mixer tap. Inset five ring Neff electric hob with extractor hood above. Built in eye level Neff double electric ovens. Integrated dishwasher, fridge/freezer and pull out bin. Under unit lighting. Central island providing further base level cupboards and breakfast bar seating area. Vaulted triple glazed automatic rain sensor skylight. Spotlights. Luxury vinyl flooring. Triple glazed bi-fold doors giving access to rear. Door to utility room. Open access to:-



## Lounge

20'09" x 13'3"

Luxury vinyl flooring. TV aerial and telephone sockets. Vaulted ceiling with triple glazed automatic rain sensor skylight. Spotlights. Luxury vinyl flooring. Sealed unit double glazed window to side. Sealed unit double glazed window to rear. Sealed unit double glazed window to alternate rear. Underfloor heating with separate thermostatic control.



## Utility Room

Continuation of modern matching fronted units. Bevelled edge stone worksurfaces with upstands and inset butler style sink and mixer tap. Plumbing for washing machine. Space for tumble dryer. Space for additional fridge/freezer. Extractor fan. Luxury vinyl flooring with underfloor heating and separate thermostatic control. Sealed unit double glazed window to side. Door to airing cupboard housing hot water pressurised cylinder and underfloor heating controls.



## Outside - Rear

46' x 32'

Indian stone patio. Remainder laid to lawn. Part shingled area. Outside lights. Private access door to garage. Air source heat pump. Access to front via two side gates. Enclosed by panelled fencing.



### Outside - Front

Part laid to lawn. Wood chipped beds with flower and shrubs. Tarmac drive providing ample off street parking leading to garage with electric door. Outside lights. Electric charging point. Paved slope giving access to entrance door.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: TBC

Any Additional Property Charges:

Services Connected:

(Gas): No - Air Source Heat Pump

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/05.24

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.

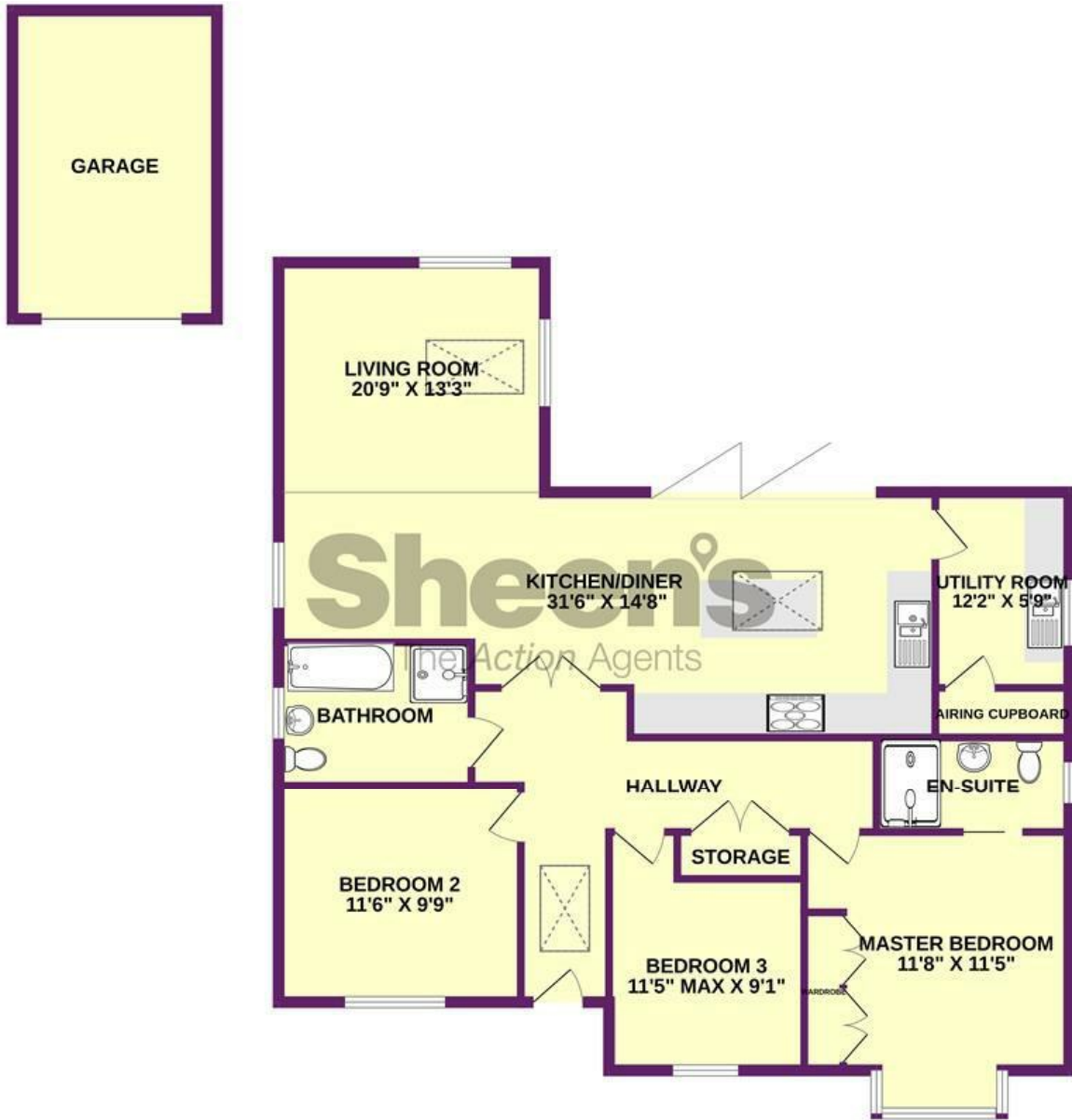
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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





## GROUND FLOOR



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.  
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## Selling properties... not promises

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