

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

**Sheen's**  
The Action Agents



## Thorpe Road Kirby Cross, CO13 0NQ

This superb, luxury THREE BEDROOM DETACHED BUNGALOW is 2 of 2 new build properties offering 1076 square feet of modern living accommodation located in a quite cul-de-sac in a sought after area of Kirby Cross. The property boasts a high quality finish throughout with well proportioned bedrooms and the master bedroom having fitted wardrobes and an en-suite. There is a light, spacious, open plan living area to the rear of the property with bi-folding doors giving access to a private rear garden. This high energy efficiency 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 railway station. Shopping amenities in Connaught Avenue and seafront are within one and three quarter miles and it is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

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



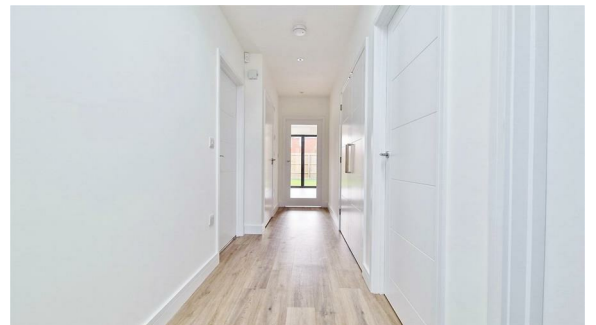
**Price £475,000 Freehold**

Accommodation comprises with approximate room sizes:-

Composite part obscured glazed entrance door giving access to:-

### Entrance Hall

LVT flooring. 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. Full glazed door giving access to lounge/kitchen/dining area. Door to:-



### Bedroom 1

15'5" x 12'2"

Modern fitted wardrobe with integral handles and drawers. Spotlights. Underfloor heating with separate thermostatic control. Sealed unit double glazed 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 10'5"

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



### Bedroom 3

9'2" x 8'5" + door recess

LVT flooring. Spotlights. Underfloor heating with separate thermostatic control. Telephone socket. Sealed unit double glazed window to side.



### 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. Inset shelving. Fully tiled walls. Tiled flooring with underfloor heating and separate thermostatic control. Fitted mirror with sensor light. Spotlights. Extractor fan. Heated towel rail. Natural light port.



## Lounge/Diner/Kitchen Area

30'08" x 13'5"

Fitted with a range of shaker style modern matching fronted units. Stone bevelled edge worksurfaces with upstands and inset butler style sink with inset 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. Breakfast bar seating area. LVT flooring with underfloor heating and separate thermostatic control. Two sealed unit double glazed windows to rear. Triple glazed bi-folding doors giving access to rear. Vaulted double glazed automatic rain sensor skylight. Door to:-



## Kitchen Area



## Utility Room

9'2" x 5'9"

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



## Outside - Rear

27' x 40'

Porcelain tiled patio. Remainder laid to lawn. Part wood chipped area with mature tree and bushes enclosed by railway sleepers. Heat source air pump. Enclosed by panelled fencing. Tap. Access to front via both sides.



### Outside - Front

Gentle sloping Porcelain tiled pathway giving access to garage. Part laid to lawn. Part shingled area. Electric car charging point. Hardstanding tarmac area providing ample off street parking leading to garage with electric roller door. private access door to garage. Outside lights.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: TBC

Any Additional Property Charges:

Services Connected:

(Gas):

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/06.24

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.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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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