



Thorpe Road Kirby Cross, CO13 0NH

Located in the sought after village of Kirby Cross in a non-estate position, Sheen's Estate Agents have the pleasure in bringing to market this stunning EXTENDED, THREE DOUBLE BEDROOM DETACHED CHALET. This property has maximised the use of natural light which enters through multiple aspect including three orangery style ceiling lanterns. You are welcomed into this property by a large entrance hall with doors leading into a modern integrated kitchen, 15'9" lounge which both connect into a beautiful dining/family room across the rear of the property. There is a double bedroom and shower room on the ground floor with two further double bedrooms and bathroom on the first floor. The property is conveniently located within one mile of Kirby Cross's mainline railway station with links to London Liverpool Street and is within two miles of Frinton's shopping amenities in Connaught Avenue and seafront. It is in the valuers opinion that an early viewing is highly recommended to fully appreciate the accommodation on offer.

- **Extended With Three Double Bedrooms**
- **Two Reception Rooms**
- **Modern Fully Fitted Kitchen & Utility Room**
- **Ground Floor Shower Room & First Floor Bathroom**
- **Light & Spacious Accommodation Throughout**
- **Landscaped, South Facing Rear Garden**
- **Village Location, Non-Estate**
- **Ample Off Street Parking & Garage**
- **EPC Rating C**
- **Council Tax Band - D**



Offers In Excess Of £450,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

Entrance Porch

Solid wood flooring. Radiator. Door to:

Hallway

Stair flight to first floor. Built in under stairs storage cupboard. Further built in storage cupboard. Solid wood flooring. Radiator. Doors to:



Lounge

15'9" x 13'6"

Two vertical feature panel radiators. Sealed unit double glazed window to side. Open access to:



Dining/Family Room

28'6" x 10'4"

Solid wood flooring. Three radiators. Two orangery style ceiling lanterns. Two sealed unit double glazed window to rear. Sealed unit double glazed window to side. Sealed unit double glazed patio doors to rear. Open access to:



Kitchen

12'7" x 11'8"

Fitted with a range of modern shaker style fronted units. Beveled edge stone work surfaces. Inset stainless steel one and half bowl butler style sink with inset drainer. Inset four ring electric hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Inset eye level double oven and microwave. Integrated fridge/freezer. Integrated dish washer. Feature panel radiator. Door leading to:



Utility Room

10'7" x 4'9"

Continuation of matching fronted units. Solid wood work surfaces. Inset butler style sink. Wine rack. Two spaces with plumbing for washing machines. Tiled flooring. Orangery style ceiling lantern. Radiator. Obscured sealed unit double glazed door to front.



Sitting Room/Bedroom Three

15'7" x 11'5"

Radiator. Sealed unit double glazed window to front.

Shower Room

Modern suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted shower cubicle with over head 'rainfall' shower and integrated shower controls. Part tiled walls. Tiled flooring. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to rear.



First Floor Landing

Loft access. Sealed unit double glazed window to side. Doors to:



Master Bedroom

15'7" x 13'

Two built in eaves storage cupboards. Fitted his and her wardrobes and fitted drawers and further storage under. Radiator. Sealed unit double glazed window to front with partial countryside views.



Bedroom Two

13'1" x 12'1"

Two built in eaves storage cupboards. Radiator. Sealed unit double glazed window to rear.



Bathroom

Suite comprising of low level W/C. Wash hand basin. Panelled bath with shower attachment. Fitted corner shower cubicle with wall mounted electric shower. Part tiled walls. Wall mounted electric heater. Obscured sealed unit double glazed window to front.



Outside - Rear

40' South Facing. Landscaped with large patio entertaining area. Majority raised and laid to lawn. Wooden storage shed. Outside tap. Outside light. Enclosed by panel fencing. Access to front via side.



Outside - Front

Hard standing block paved providing ample off street parking for several vehicles leading to garage with an up and over door. Array of bushes.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

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/07.24

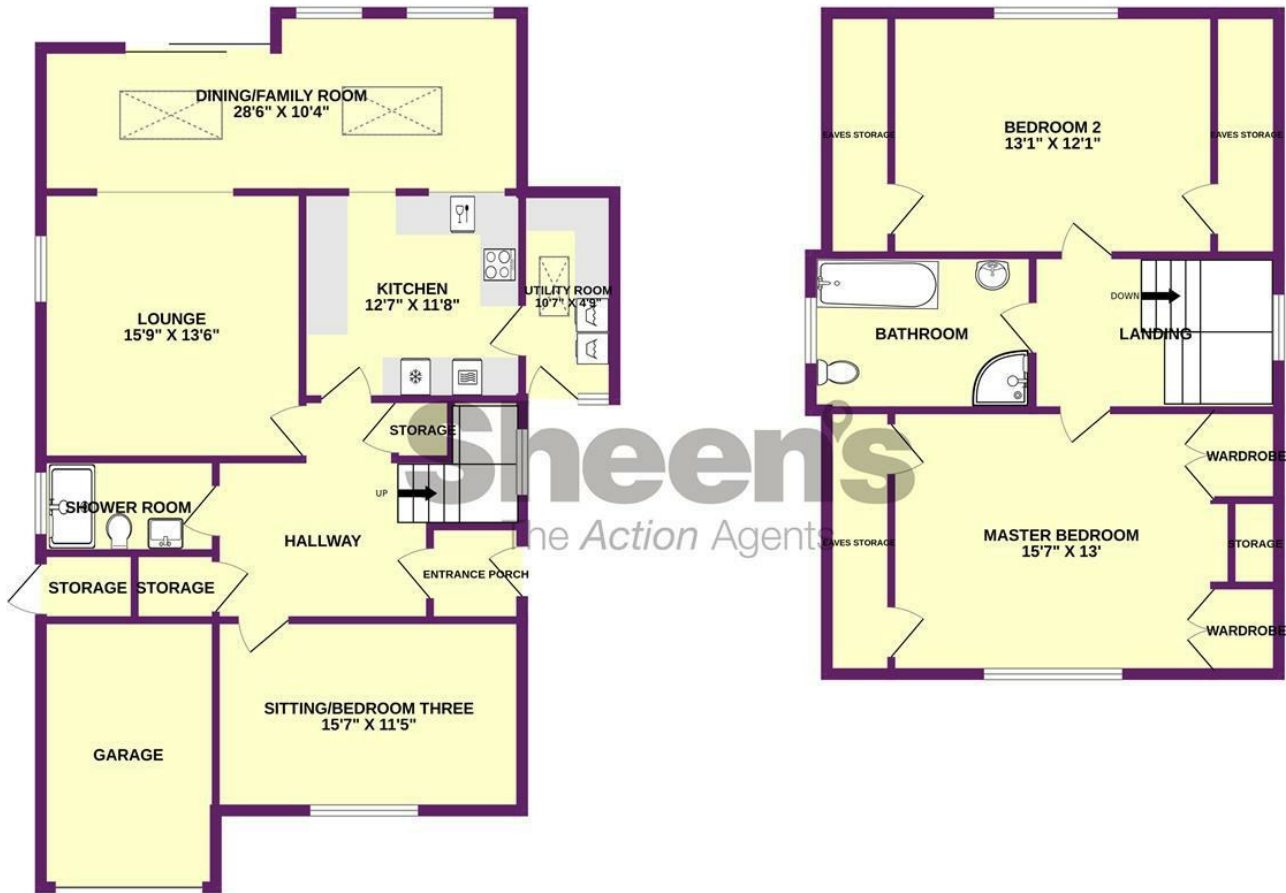
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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

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.
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Selling properties... not promises

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