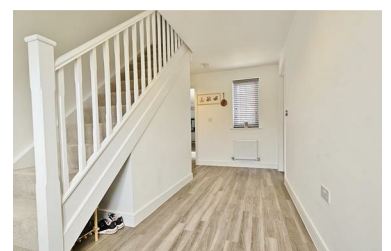




Sanderling Close Kirby Cross, CO13 0GN

Located on the brand new development of The Laurels, in the ever popular Kirby Cross area, Sheen's Estate Agents are delighted to offer for sale this newly constructed, FOUR BEDROOM DETACHED HOUSE. The property was built in 2023 and benefits from a modern feel throughout, en-suite to Master Bedroom, study/bedroom five, secluded garden, ground floor cloakroom and ample off road parking. The property is conveniently located within walking distance of Kirby Cross's mainline railway station with links to London Liverpool Street and is within one and three quarter 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.

- **Four Bedrooms**
- **En-Suite to Master Bedroom**
- **Ground Floor Cloakroom/Utility**
- **Study/Bedroom Five**
- **Ample Off Road Parking**
- **NHBC Certificate**
- **Popular 'The Laurels' Estate**
- **No Onward Chain**
- **Council Tax Band - E**
- **EPC Rating - B**



Price £435,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Stair flight to first floor. Under stairs storage cupboard. Vinyl flooring. Radiator. Sealed unit double glazed windows to front and rear. Doors to:



Lounge

15'2" x 14'8"

Radiator. Sealed unit double glazed windows to front and rear. Sealed unit double glazed 'French' style doors leading to rear garden.



Bedroom Five/Study

10'1" x 9'7"

Radiator. Sealed unit double glazed windows to side and front.



Cloakroom/Utility Room

Low level WC. Vanity wash basin with mixer tap and hard edge worksurface space surround. Integrated washing machine. Floor level cupboard and shelving. Vinyl flooring. Spotlights. Extractor fan. Obscured sealed unit double glazed window to side.



Kitchen/Diner

22'5" x 11'6"

Fitted with a range of matching fronted units. Hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset five ring gas hob with extractor hood above. Built in double eye level oven. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Enclosed combination boiler providing heating and hot water throughout. Under cupboard lighting. Plinth lighting. Built in storage cupboard. Spotlights. Radiator. Sealed unit double glazed windows to side aspects. Sealed unit double glazed 'French' style doors leading to rear garden.



Landing

Storage cupboard. Radiator. Sealed unit double glazed window to rear. Door to:



Master Bedroom

19'10" max x 11'5"

Fitted wardrobes with sliding doors. Fitted drawers. Radiator. Sealed unit double glazed windows to front and rear aspect. Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Fitted shower cubicle with sliding door and wall mounted attachment. Tiled splashback. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.



Bedroom Two

15" x 12'1"

Radiator. Sealed unit double glazed window to front and rear.

Bedroom Three

11'4" x 10"

Radiator. Sealed unit double glazed window to front and side.

Bedroom Four

11'7" x 9'1"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Tiled splashback. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Outside - Rear

Part paved area. Remainder laid to lawn. Access to front via side gate. Outside tap. Outside light. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking for several vehicles. Pathway leading to entrance door. Remainder laid to barked area stocked with shrubs. Outside light.



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: None

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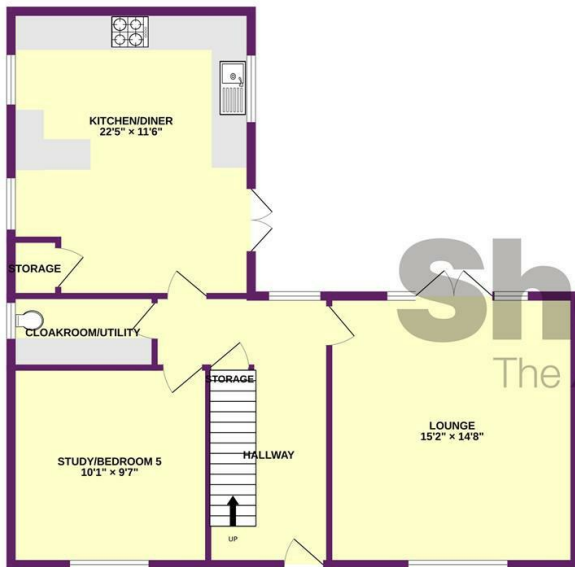
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

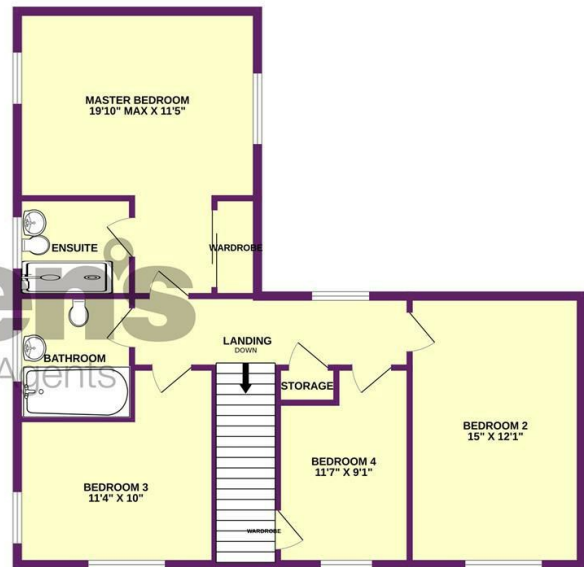
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR
905 sq.ft. (84.0 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA : 1809 sq.ft. (168.1 sq.m.) approx.

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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