



## Edenside Kirby Cross, CO13 0TQ

Situated on the sought after Frietuna development in Kirby Cross is this well presented, extended, TWO BEDROOM SEMI-DETACHED BUNGALOW. The property boasts a modern fitted kitchen and bathroom, double glazed conservatory, secluded rear garden and off street parking for two vehicles. The property is perfectly positioned for easy reach of the Triangle shopping centre with it's array of shopping amenities and is within one and a half miles of Frinton's town centre, mainline railway station and seafront. The property is being offered with NO ONWARD CHAIN and an early viewing is highly recommended to fully appreciate the accommodation on offer.

- Extended With Two Bedrooms
- Bedroom Two/Sitting Room
- Modern Fitted Kitchen & Bathroom
- Gas Central Heating
- Fully Double Glazed
- Sought After Frietuna Development
- Secluded Rear Garden
- Off Street Parking
- No Onward Chain
- EPC Rating TBC / Council Tax Band B



**Price £255,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

### Lounge

13'5" x 13'1"

Radiator. Sealed unit double glazed window to front. Sealed unit double glazed long window to side. Sealed unit double glazed French doors with glazed side panels giving access to rear. Open access to:-



### Hallway

Built in storage cupboard. Loft access housing combination boiler. Radiator. Door to:-

### Kitchen

15'1" x 9'8"

Fitted with a range of modern matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit with mixer tap. Inset four ring gas hob with double oven under and extractor hood above. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Part tiled walls. Radiator. Sealed unit double glazed window to front.



## Master Bedroom

15'1" x 9'8"

Fitted wardrobes to one wall. Radiator. Sealed unit double glazed window to front.



## Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Panelled bath with shower attachment and fitted shower screen. Part tiled walls. Heated towel rail. Obscured sealed unit double glazed window to side.



## Bedroom 2 / Sitting Room

18' x 10'2"

Radiator. Sealed unit double glazed window to rear. French doors giving access to:-



## Conservatory

9' x 8'9"

Part brick base. Polycarbonate roof. Wood flooring. Radiator. Sealed unit double glazed windows to side and rear aspects. Obscured sealed unit double glazed window to alternate side. Sealed unit French doors giving access to rear.



### Outside - Rear

Part shingled patio area. Majority laid to lawn. Shingled beds. Wooden storage shed. Outside tap.



### Outside - Front

Array of bushes. Hardstanding area providing off street parking. Access to rear via gate. Shingled beds.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

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/9.24

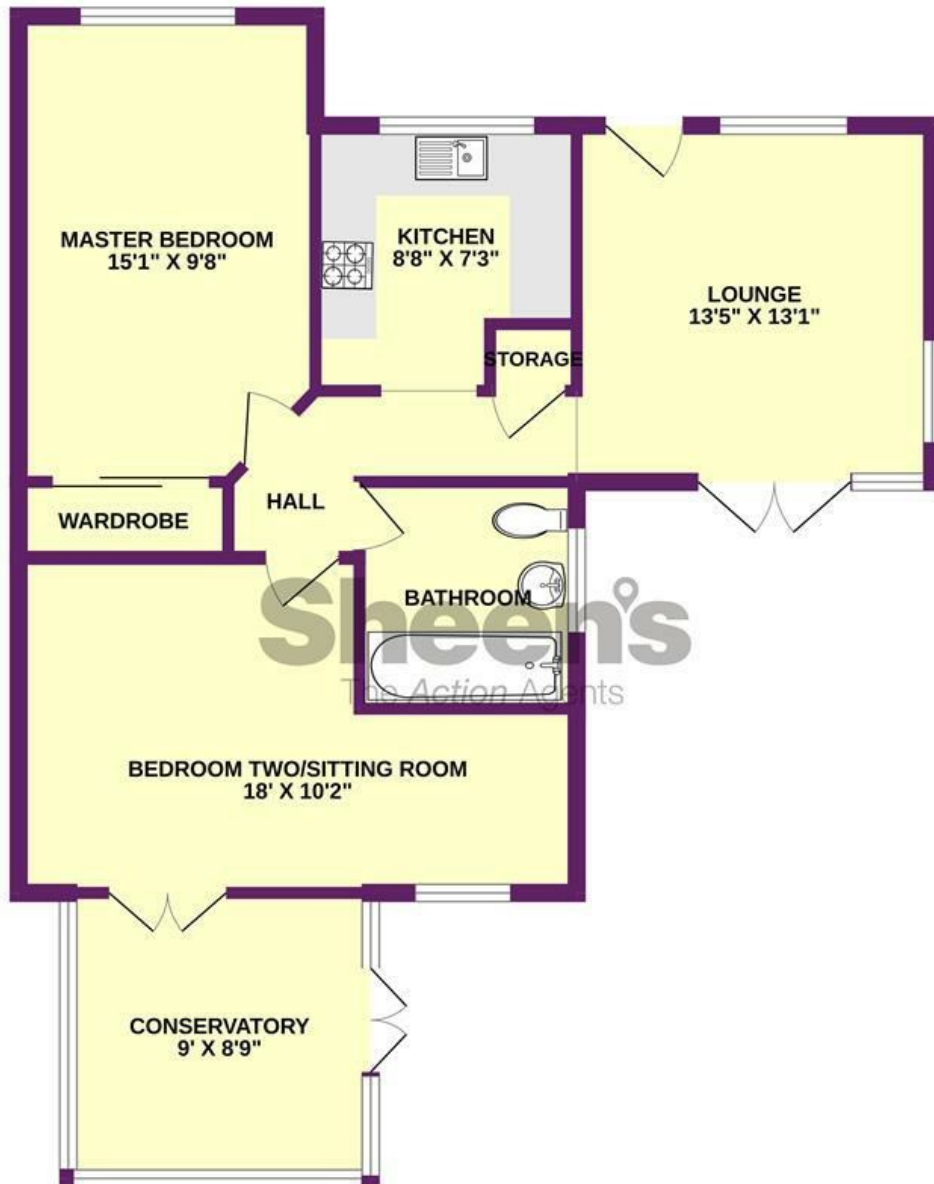
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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