



Crossfield Way Kirby Cross, CO13 0LL

Situated in a cul-de-sac position, Sheen's Estate Agents are pleased to offer for sale this deceptively spacious, **THREE BEDROOM DETACHED BUNGALOW**. The property is conveniently located within a quarter of a mile of the local village store and within half a mile of Kirby Cross's mainline railway station. Frinton-on-sea is within one and a half miles boasting it's town centre and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **Modern Shower Room**
- **Cloakroom**
- **Garage & Off Road Parking**
- **Conservatory**
- **Secluded Rear Garden**
- **Cul-De-Sac Position**
- **No Onward Chain**
- **Council Tax Band - D**
- **EPC Rating - D**



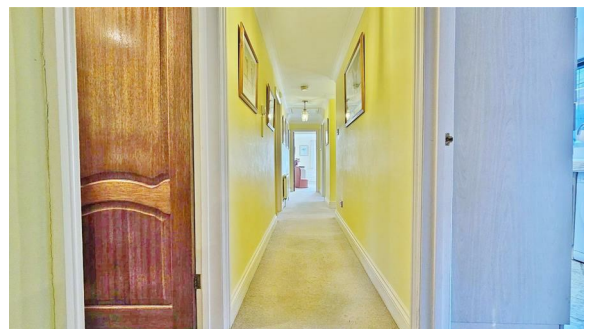
Price £350,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed led light door leading to:

Hallway

Built in airing cupboard housing hot water cylinder with integral shelving. Loft access. Radiator. Doors to:



Bedroom One

12'4" x 11'4"

Range of fitted wardrobes and drawers. Radiator. Sealed unit double glazed leadlight bay window to front.



Wet Room

Suite comprises of low level WC. Pedestal wash hand basin. Fitted shower screen with soak away and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed leadlight window to side.



Bedroom Three

9'9" x 7'10"

Range of fitted wardrobes and drawers. Radiator. Sealed unit double glazed leadlight window to side.



Bedroom Two

11'1" x 7'10"

Radiator. Sealed unit double glazed leadlight window to rear.



Cloakroom

Low level WC. Wash hand basin. Fully tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured sealed unit double glazed leadlight window to side.



Kitchen

11'4" x 7'8"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit with mixer tap. Inset four ring electric hob with electric oven under and fitted extractor hood above. Built in eye level Neff microwave. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge and freezer. Fully tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed leadlight window to side. Sealed unit double glazed door to side.



Lounge

18' max x 11'4"

Marble fire surround with inset gas fire. Radiator. Sealed unit double glazed leadlight windows to side and rear aspect. Sealed unit double glazed door leading to:



Conservatory

13'6" x 12'3"

Laminate flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit 'French' style doors leading to:



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees and shrubs and bushes. Shed to remain. Access to front via side gate. Outside tap and lights. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking for several vehicles leading to garage which houses boiler providing heating and hot water throughout with up and over door to front. Beds stocked with shrubs and bushes. Enclosed by panelled fencing and brick wall.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/10.24

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.
Made with Metropix ©2024

Selling properties... not promises

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

Sheen's
The Action Agents