



## Hunters Chase Kirby Cross, CO13 0JZ

Situated in a cul-de-sac position, in the Essex village of Kirby Cross, Sheen's Estate Agents are delighted in bringing to market this well presented, FOUR BEDROOM SEMI-DETACHED HOUSE. The property is being offered with NO ONWARD CHAIN and benefits from distant farmland views to the rear, two reception rooms and an en-suite to the Master Bedroom. The property is located approximately half a mile from Kirby Cross's railway station and within two miles of Frinton's town centre. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- En-Suite to Master Bedroom
- Ground Floor Cloakroom
- Distant Farmland Views to Rear
- Dining Room
- Secluded Rear Garden
- Garage & Off Road Parking
- Cul-De-Sac Position in Kirby Cross
- No Onward Chain
- EPC Rating C / Council Tax Band D



**Price £339,995 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hallway

Stair flight to first floor. Radiator. Private access door to garage which has power and light connected. Doors to:



### Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Tiled flooring. Radiator. Sealed unit double glazed window to front.





### Lounge

19'7" into bay x 10'9"

Fire surround with inset gas fire. Fitted CD rack. Two radiators. Sealed unit double glazed bay window to front. Double doors leading to:



### Dining Room

11'2" x 8'11"

Radiator. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:



### Kitchen/Breakfast Room

17'4" x 11'3" both max

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit with mixer tap. Inset four ring gas hob with fitted extractor hood above. Built in eye level electric oven. Built in microwave. Enclosed boiler providing heating and hot water throughout. Further selection of matching units both at eye and floor level. Pull out spice rack. Integrated fridge/freezer. Integrated dishwasher. Plumbing for washing machine and tumble dryer. Under stairs storage cupboard with fitted shelving. Part tiled walls. Tiled flooring. Spotlights. Two radiators. Sealed unit double glazed windows to rear. Sealed unit double glazed door leading to rear garden.



### Landing

Loft access with pull down ladder which is partially boarded and power and light connected. Built in airing cupboard housing hot water cylinder. Radiator. Doors to:



### Master Bedroom

15'2" x 12'6" into dr

Fitted wardrobes. Two radiators. Sealed unit double glazed windows to front. Door to:



### En-Suite

Modern suite comprises of low level WC. Pedestal wash hand basin. Enclosed shower cubicle with wall mounted shower attachments. Fully tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.





### Bedroom Two

15' x 9'2"

Fitted bookshelves with range of shelving units and cupboards. Radiator. Sealed unit double glazed window to front.



### Bedroom Three

11'3" x 10'10"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Four

9'2" x 9'1"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



### Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with shower hose attachment and hot and cold taps. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Part paved area. Remainder laid to lawn. Beds laid to soil with flowers and trees. Outside tap. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Block paved ramp leading to entrance door. Outside light.

### 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: None

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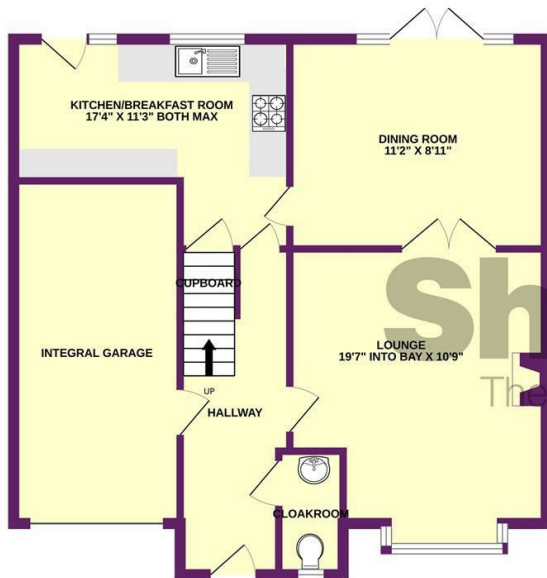
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

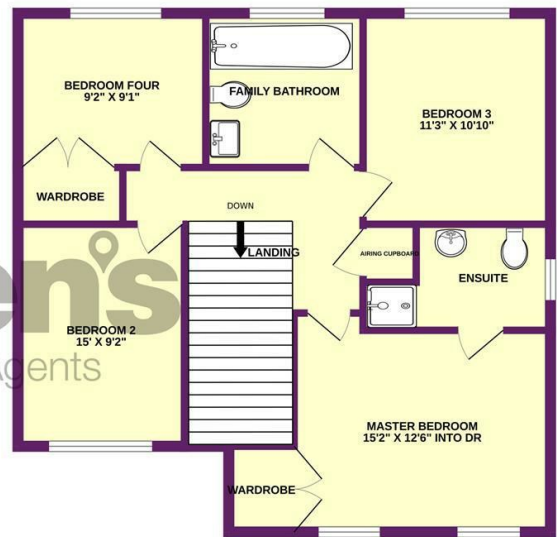
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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