



## Chestnut Avenue Kirby Cross, CO13 0LA

Situated in the sought after area of Kirby Cross, in a quiet private road, Sheen's Estate Agents are pleased to offer for sale this well presented THREE BEDROOM DETACHED CHALET. The property was built in the 1930's and boasts 1100sq feet of accommodation and benefits from two bathrooms and separate wc, landscaped rear garden with outbuildings, modern kitchen and separate dining room. 'Caledonia' is conveniently located approximately one mile from Frinton's mainline railway station, with direct links to London Liverpool Street, shopping amenities in Connaught Avenue 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
- Separate Dining Room
- Modern Kitchen
- Landscaped Rear Garden
- En-Suite to Master Bedroom
- Ground Floor Bathroom & Separate WC
- Private Location
- Ample Off Road Parking
- Council Tax Band - C
- EPC Rating - D



**Price £375,000 Freehold**



Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:

### Porch

Built in storage cupboard with sliding doors. Laminate flooring. Obscured sealed unit double glazed window to side. Sealed unit double glazed door leading to:

### Hall

Laminate flooring. Radiator. Sealed unit double glazed window to side. Doors to:



### Bathroom

Modern four piece suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath. Fitted shower cubicle with wall mounted shower attachment. Part tiled walls. Tiled effect vinyl flooring. Radiator. Obscured sealed unit double glazed window to side and rear.



## Lounge

15'2" x 11'10"

Laminate flooring. Two radiator. Sealed unit double glazed window to front.



## Dining Room

11'8" x 11'2"

Stair flight to first floor. Laminate flooring. Radiator. Sealed unit double glazed window to side. Door to:



## Kitchen

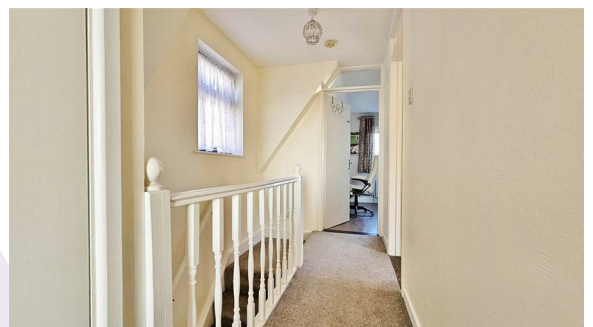
13'10" x 8'11"

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Blanco hot tap. Inset four ring electric induction hob with extractor hood above. Built in double eye level electric ovens. Further selection of matching units both at eye and floor level. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Wooden and tiled splashback. Tiled flooring. Enclosed combination boiler providing heating and hot water throughout. Built in larder cupboard with integral shelving. Spotlights. Tall featured radiator. Sealed unit double glazed windows to side and rear. Obscured sealed unit double glazed door leading to:



## Landing

Sealed unit double glazed window to side. Doors to:





### Separate WC

Low level WC. Enclosed wash hand basin. Tiled splashback. Vinyl flooring. Obscured sealed unit double glazed window to side.



### Master Bedroom

13'11" x 11'1" max

Laminate flooring. Built in airing cupboard. Radiator. Sealed unit double glazed window to rear. Door to:



### En-Suite

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Spotlights. Wall mounted heated towel rail. Extractor fan.



### Bedroom Two

12' x 9'6"

Built in wardrobes with sliding doors. Laminate flooring. Radiator. Sealed unit double glazed window to front.



### Bedroom Three

11'9" x 9'4"

Laminate flooring. Loft access which is partially boarded. Radiator. Sealed unit double glazed window to side.



### Outside - Rear

Partly block paved area. Remainder laid to lawn. Block paved pathway leading to seating area. Beds stocked with shrubs and trees. Sheds to remain with power connected. Outside tap. Access to front via side gate.



### Outside - Front

Block paved and shingled driveway providing off street parking for several vehicles and touring caravan. Remainder laid to lawn.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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

### JD/03.25

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 - £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



CHESTNUT AVENUE

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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**Sheen's**  
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