



## Village Close Kirby Cross, CO13 0PF

Situated in the popular area of Kirby Cross and having undergone a complete modernisation by the current owners, Sheen's Estate Agents have the pleasure in bringing to market this THREE BEDROOM SEMI-DETACHED CHALET. The property boasts modern interior throughout benefitting from an open plan kitchen/dining/lounge area, south facing rear garden, modern bathroom suite and a detached garage with utility area. Frinton-on-Sea's town centre, mainline railway station and seafront are within 2 miles of the property with the addition of primary and secondary schools all within a similar proximity. An early viewing is highly recommended to appreciate the property which is on offer.

- Three Bedrooms
- Quiet, Sought After Location
- Modernised Throughout
- 41' South Facing Rear Garden
- Open Plan Kitchen/Diner
- Off Street Parking & Detached Garage
- Close Proximity To Schools & Amenities
- Must Be Viewed
- EPC Rating D
- Council Tax Band - C



**Price £315,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glaze entrance door leading to:-

### Hallway

Stair flight to first floor. Wood flooring. Built in under stairs storage cupboard. Fitted alarm. Radiator. Obscured sealed unit double glazed window to front. Door to:-



### Lounge

12'9" x 10'10"

Inset feature fireplace. Two vertical panel radiators. Sealed unit double glazed window to front. Open access to:-



## Kitchen/Diner

17' x 11'



## Dining Area

Sealed unit double glazed patio doors giving access to rear. Radiator. Open plan to:-

## Kitchen

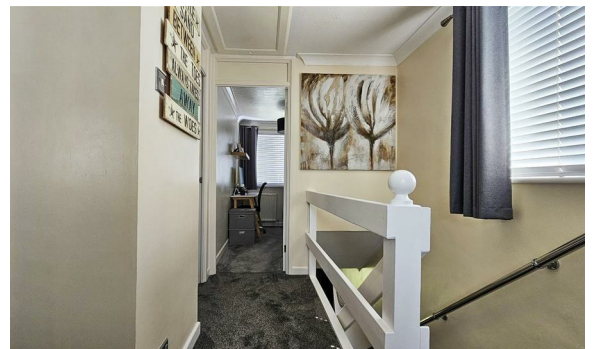
Fitted with a range of beech coloured fronted units. Marble effect rolled edge worksurfaces. Inset bowl sink drainer unit with mixer tap. Space for Rangemaster. Further selection of matching units at both eye and floor level. Plumbing for washing machine and dishwasher. Fitted breakfast bar. Part tiled walls. Tiled flooring. Sealed unit double glazed window to side and rear aspects. Sealed unit double glazed door giving access to rear





### First Floor Landing

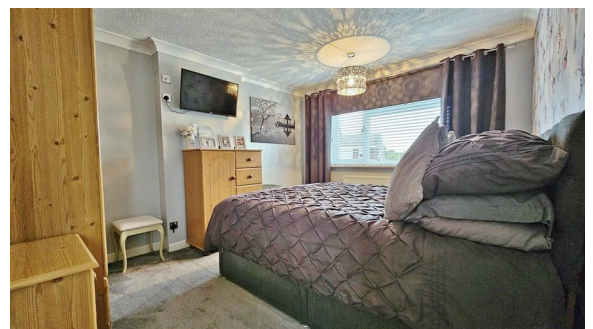
Loft access with pull down ladder housing combination boiler (part boarded and lighting.) Sealed unit double glazed window to side. Door to:-



### Bedroom 1

12'10" x 10'5"

Built in storage cupboard. Radiator. Sealed unit double glazed window to front.



### Bedroom 2

11'7" x 9'4"

Radiator. Sealed unit double glazed window to rear.



### Bedroom 3

9'4" x 6'5" max

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



### Bathroom

Modern white suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Panelled bath with shower attachment. Part tiled walls. Heated towel rail. Two obscured sealed unit double glazed windows to rear.



### Outside - Rear

41' approx

South facing. Large wood decked entertaining area. Part patio area. Majority laid to lawn. Outside tap. Outside light. Outside socket. Access to front via side. Private access to:-



### Garage/Utility Area

8'7" x 7'9"

Space for tumble dryer. Sealed unit double glazed window to rear. Door to:-



### Garage/Workshop

13'5" x 9'

Power and lighting connected on separate fuse board. Electric roller door leading to front.

### Outside - Front

Newly installed paved and concrete driveway providing off street parking for several vehicles leading to garage with electric roller door. 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:

### JAF/06.25

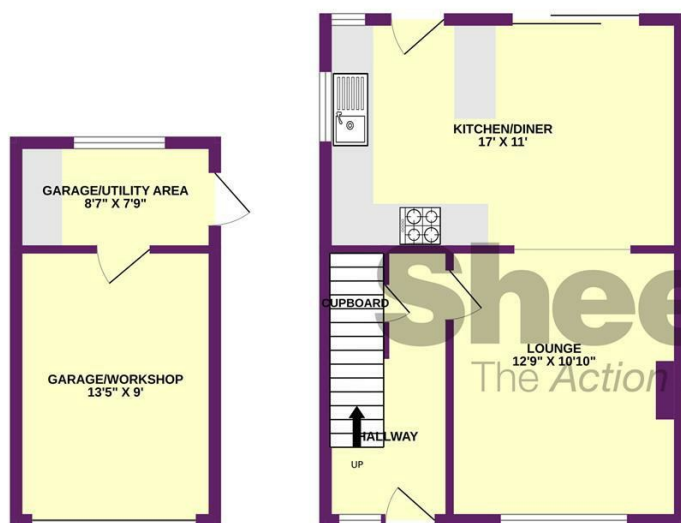
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated 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



1ST FLOOR



VILLAGE CLOSE

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

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

**Sheen's**  
The Action Agents