



4 Bedroom Detached House located in Kirby Cross.

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JOHN ALEXANDER
ESTATE AGENTS

Frietuna Road
Kirby Cross
Frinton-on-Sea
CO13



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1,506
sq ft

£390,000 -
£420,000 Guide
Price

FULL DESCRIPTION

OVERVIEW

We are pleased to offer this well proportioned detached house in Frinton. Offering four double bedrooms, utility room, conservatory, two reception rooms, en-suite to master, integral garage, large driveway and a South East facing rear garden, Located a short walk from train station, local schools and shops

PORCH

4' 6" x 4' 1" (1.37m x 1.24m)

LIVING ROOM

17' 4" x 11' 5" (5.28m x 3.48m)

Bay fronted window to front aspect. Gas fire

DINING ROOM / SNUG

13' 4" x 11' 1" (4.06m x 3.38m)

Sliding door to conservatory

CONSERVATORY

14' 5" x 8' 0" (4.39m x 2.44m)

KITCHEN

11' 0" x 10' 5" (3.35m x 3.18m)

Window to rear aspect, Fitted wall and base units, gas hob, double electric oven and space for dishwasher. Access to utility room

UTILITY ROOM

8' 3" x 6' 8" (2.51m x 2.03m)

Window to rear aspect, fitted wall and base units and space for appliances

REAR LOBBY

8' 2" x 6' 9" (2.49m x 2.06m)

Doors to garden, garage and utility room

INTEGRAL DOUBLE GARAGE

17' 7" x 17' 5" (5.36m x 5.31m)

Two double doors to front, lighting, plug sockets and internal door to rear lobby

FIRST FLOOR

BEDROOM ONE

13' 8" x 12' 1" (4.17m x 3.68m)

Dormer window to front aspect, fitted wardrobe and access to en-suite

ENSUITE

8' 6" x 6' 9" (2.59m x 2.06m)

Window to rear aspect, shower, wash basin and WC

BEDROOM TWO

13' 7" x 11' 1" (4.14m x 3.38m)

Window to rear aspect, fitted wardrobes

BEDROOM THREE

11' 5" x 8' 6" (3.48m x 2.59m)

Window to front aspect

BEDROOM FOUR

11' 5" x 8' 6" (3.48m x 2.59m)

Window to front aspect

BATHROOM

8' 6" x 6' 5" (2.59m x 1.96m)

Window to rear aspect, bath, wash basin and WC



OUTSIDE

Enclosed South East facing rear garden, mainly laid to lawn with patio and shed





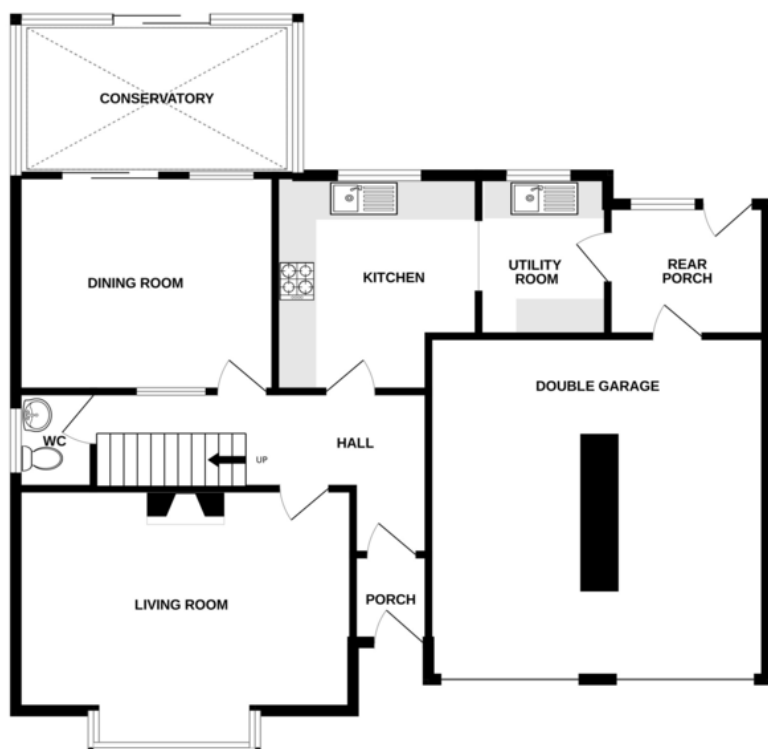


Frietuna Road, Kirby Cross CO13



FLOORPLAN

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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