



Outside | Kirby Cross | CO13 0FU

FINE & COUNTRY



# OVERVIEW

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We are delighted to offer this exceptionally presented, high spec, extended family home in the popular location of Kirby Cross. Offering four double bedrooms, two en-suites, a 32'8 kitchen diner, utility, study, orangery, garage and West facing garden.

## STEP INSIDE

This 2020 build Linden Homes family home has been thoughtfully improved and extended. A well proportioned entrance hall features a cloakroom and under-stair storage cupboard plus doors leading off to a study, a bay-fronted living room with log-burner and a sizeable modern kitchen-diner/ family room.

The kitchen as a full set of integrated appliances and doors leading off to a utility room and newly added orangery with stunning sky lantern and bi-fold doors to the garden. Upstairs, there are four double bedrooms, two of which feature en-suite shower rooms, the other two featuring built in wardrobes. There is also a family bathroom and an airing cupboard.













# OUTSIDE

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The Front of the property features a garage and driveway with an EV charging point. It outlooks over a small green area and sits on a small private cul-de-sac so there will be little disturbing you. The rear garden faces West and is a mix of grass and patio and has a nice, secluded area behind the garage, perfect for a hot tub.







# LOCATION

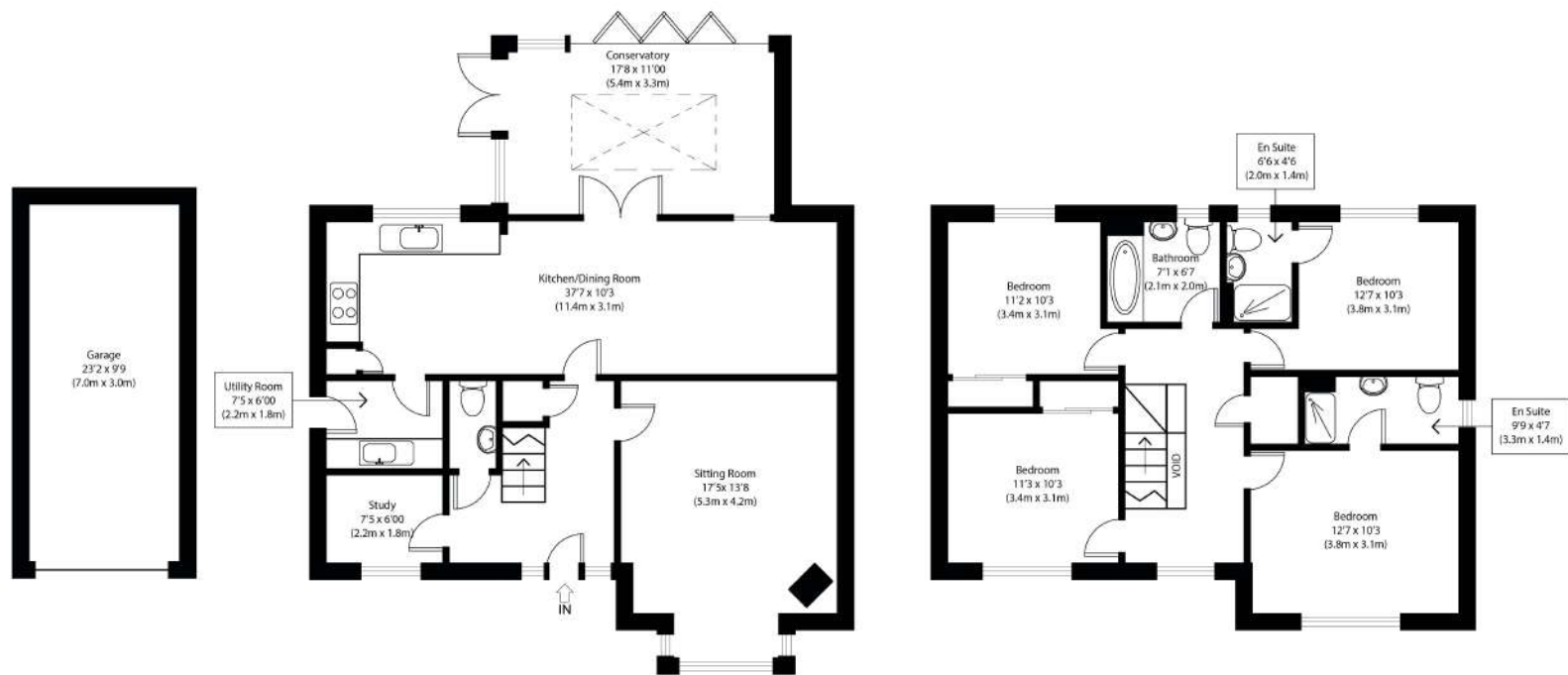
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Kirby Cross is a picturesque village in Essex, offering a peaceful and community-oriented atmosphere. With a mix of traditional and modern homes, it's an ideal location for families, professionals, and retirees. The village boasts a range of local amenities, including shops, pubs, and highly rated schools, ensuring everyday conveniences are within easy reach.

Surrounded by beautiful countryside, Kirby Cross provides opportunities for scenic walks, while the popular beaches of Frinton-on-Sea are just a short drive away. For commuters, the village benefits from excellent transport links, with a mainline railway station offering direct services to London, making it perfect for those seeking a quiet retreat without sacrificing convenience.

Kirby Cross combines the best of rural living with easy access to urban areas, making it a highly desirable location for those seeking a balanced lifestyle





Ground Floor

First Floor

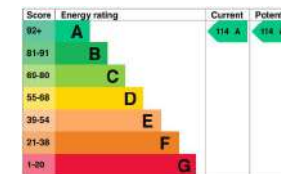
Approximate Gross Internal Area  
Main House 1780 sq ft (165 sq m)  
Garage 240 sq ft (13 sq m)  
Total 2020 sq ft (188 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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RICHARD SEELEY  
SENIOR MANAGER

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Fine & Country Colchester  
Tel: +44 01206 878155  
colchester@fineandcountry.com  
99 London Road, Stanway, Colchester, Essex, CO3 0NY