



## Millet Road, Kirby Cross

Built in 2022, this two-bedroom detached bungalow is situated in a quiet position with verdant views in sought after Kirby Cross. Immaculately presented and with spacious bright interiors, this stunning home is positioned on an enviable plot and boasts a beautiful south facing garden.

Guide price £375,000

# Millet Road

Kirby Cross, CO13



- Contemporary bungalow
- 2 bedrooms, 2 bathrooms
- kitchen/dining room
- separate living room
- south facing landscaped garden
- off street parking
- Kirby Cross

## The Property

This contemporary home features a well-designed layout with a living room and kitchen/diner both opening onto a sunny landscaped garden. The spacious kitchen/dining room is beautifully presented with stylish interiors. Wooden style flooring and navy blue cabinetry perfectly combine with modern integrated appliances (dishwasher, washing machine and fridge freezer) to create a contemporary finish. There is ample space to dine and a door opening onto the garden.

Extending to nearly 15ft, the living room also has double doors opening onto the garden. The room is bright and airy and provides the perfect entertaining space or place to unwind at the end of the day.

There are two generously sized double bedrooms to the front of the property. The principal bedroom boasts a modern ensuite bathroom with walk in shower and there is a second bathroom with a bath.

## The Outside

A paved driveway provides ample off street parking and the verdant outlook of the property across green fields are unparalleled.

To the rear, the property boasts a beautifully landscaped, south facing garden. There is a paved patio area perfect for outside dining in the summer months and an area laid to lawn.

The garden also has the benefit of a beautiful outbuilding which is currently being used as an outdoor reception area providing impressive outside entertaining space and enabling you to enjoy the garden all year round.

## The Area

Kirby Cross is a charming village located in the Tendring district of Essex. Situated near the coast, it offers a blend of rural tranquility and seaside appeal. The village is part of the civil parish of Frinton and Walton and is known for its close-knit community, traditional English countryside feel, and easy access to nearby towns like Frinton-on-Sea and Clacton-on-Sea.

The area boasts scenic landscapes, including farmland and green spaces, making it an attractive spot for those seeking a quieter, more relaxed lifestyle.

Kirby Cross also benefits from good transport links, with a railway station making it convenient for commuters.

## Further Information

Tenure - Freehold

Council - Tendring

Council Tax Band - C

Construction - Brick

Sellers Position - Needs to find onward purchase

Mains Gas, Sewerage, Electric and Water



# Floor Plan



TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	95		

**Energy Efficiency Rating Legend:**

- (92 plus) A
- (81-91) B
- (69-80) C
- (55-68) D
- (39-54) E
- (21-38) F
- (1-20) G

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**

- (81-91) A
- (69-80) B
- (55-68) C
- (39-54) D
- (21-38) E
- (11-38) F
- (1-38) G

Not energy efficient - higher running costs. EU Directive 2002/91/EC. England & Wales.

Not environmentally friendly - higher CO<sub>2</sub> emissions. EU Directive 2002/91/EC. England & Wales.