

**Orchard Crescent, Kirby Cross,
CO13 0GF**

£1500.00 per calendar month

Town & Country
residential sales and lettings



9 Osbornes Court, Victoria Place, Brightlingsea, Essex. CO7 0EB

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- **MODERN DETACHED BUNGALOW**
- **THREE BEDROOMS**
- **CONTEMPORARY FITTED KITCHEN**
- **OPEN PLAN LOUNGE/DINER**
- **FAMILY BATHROOM**
- **EN-SUITE SHOWER ROOM**
- **GARAGE & OFF ROAD PARKING**
- **PRIVATE CUL-DE-SAC DEVELOPMENT**
- **CLOSE TO TRAIN STATION & LOCAL AMENITIES**
- **AVAILABLE FROM 30th MAY**

**** THREE BEDROOM DETACHED BUNGALOW ****

Located in a small private development in the village of Kirby Cross, this fantastic property is in excellent decorative order. Key features include a bright and spacious open plan lounge/dining area with a contemporary kitchen, three double bedrooms, the Principal Bedroom incorporates a modern En-suite shower room, there is a further family bathroom. The secluded rear garden faces South-East, there is a garage and driveway for parking. Orchard Crescent is a small development of properties built 2-3 years ago and is located in between Kirby Cross and Frinton-on-Sea. Kirby Cross has its own primary school, local shops and train station with services to London Liverpool Street.

**** AVAILABLE FROM 30th MAY ****

Holding deposit equal to 1 weeks rent

Tenancy deposit equal to 5 weeks rent

Guarantor if required

No pets Non-smokers only

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The accommodation with approximate room sizes are as follows:

ENTRANCE HALL

Partially glazed uPVC entrance door, laminate flooring, centre light, radiator, storage cupboard.

LOUNGE/DINER/KITCHEN/FAMILY ROOM

21' 7" x 16' 3" (6.57m x 4.95m)

French doors to side, windows to side and rear aspects, laminate flooring, inset spot lights, two radiators. Contemporary high gloss wall and base units, Quartz worktops and upstands, 1½ bowl stainless steel sink/drainage, integrated electric hob with extractor over, oven, microwave, dishwasher, fridge/freezer, water softener, space for washing machine.

PRINCIPAL BEDROOM

13' 6" x 9' 6" (4.11m x 2.89m)

Box bay window to front aspect, carpet flooring, centre light, radiator.

EN-SUITE

8' 7" x 4' 7" (2.61m x 1.40m)

Tiled flooring, inset spot lights. Low level WC, pedestal wash hand basin and large shower enclosure with rainfall shower, fully tiled walls, heated towel rail.

BEDROOM TWO

11' 9" x 9' 7" (3.58m x 2.92m)

Windows to front and side aspects, carpet flooring, centre light, radiator. (currently used as a TV room/snug)

BEDROOM THREE

8' 10" x 8' 9" (2.69m x 2.66m)

Window to side aspect, carpet flooring, centre light, radiator.



FAMILY BATHROOM

8' 6" x 6' 6" (2.59m x 1.98m)

Obscured window to front, tiled flooring, inset spot lights, modern suite comprising panelled bath with shower over and glass screen, low level WC, wall mounted vanity wash hand basin, fully tiled walls, heated towel rail

EXTERIOR

FRONT Block paved driveway providing off street parking with flowered borders and laid to lawn, garage with remote electric door, access to rear garden.

REAR Wrap around south easterly facing garden, laid to lawn, patio, fenced borders.