

# WOODPECKER WAY, KIRBY CROSS, ESSEX, CO13 0GL

Price

**£420,000**

**FREEHOLD**

- Four Bedrooms
- Study/Bedroom 5
- En-Suite To Master Bedroom
- Garage & Off Road Parking
- WC/Utility & First Floor Bathroom
- Popular The Laurels Development
- 7 Years NHBC Warranty Remaining
  - No Onward Chain
  - Council Tax Band - E
  - EPC Rating - B



**FENTONS**  
ESTATE AGENTS



\*\*\* NO ONWARD CHAIN \*\*\* Situated within the popular and modern development 'The Laurels', Fentons are delighted to bring to market this impressive, FOUR BEDROOM DETACHED FAMILY HOME. Features include a generous kitchen/diner, separate lounge, study/bedroom five, utility/WC and an en-suite to the master bedroom. Outside, the property enjoys a large secluded rear garden, garage and off street parking, together with the added benefit of approximately 7 years remaining on the NHBC warranty. Woodpecker Way is conveniently positioned around 0.6 miles from Kirby Cross Railway Station and approximately 1.5 miles from Frinton-on-Sea's town centre and seafront, an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

#### Hallway

Stair flight to first floor. Built in storage cupboard. Under stairs storage cupboard. LVT flooring. Radiator. Doors to:

#### Study/Bedroom 5

8'7" x 6'11"

Radiator. Sealed unit double glazed window to front.

#### WC/Utility

6'11" x 5'5"

Low level WC. Hard edge wooden work surface with cupboards under. Inset wash hand basin with mixer tap. Integrated washing machine. Space for tumble dryer. LVT flooring. Extractor fan. Spotlights. Radiator.

#### Kitchen/Diner

26'7" x 10'9"

Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit with mixer tap. Inset five ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of units both at eye and floor level. Under cupboard lighting. Plinth lighting. Range of drawers and pull out featured cupboards. Enclosed boiler providing heating and hot water throughout. Integrated fridge/freezer and dishwasher. Featured splashback. LVT flooring. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Double doors leading to:

#### Lounge

15'7" x 12'9"

Radiator. Sealed unit double glazed bay window to front.

#### Landing

Built in airing cupboard. Loft access. Radiator. Doors to:

#### Master Bedroom

12'9" x 12'3"

Radiator. Sealed unit double glazed window to front. Door to:

#### En-Suite

6'6" x 5'5"

Suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with sliding door and wall mounted shower attachment. Tiled splashback. Tiled effect vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.

#### Bedroom 2

13'3" x 10'2"

Radiator. Sealed unit double glazed window to front.

#### Bedroom 3

12' x 10'

Radiator. Sealed unit double glazed window to rear.

#### Bedroom 4

13' x 9'1"

Radiator. Sealed unit double glazed window to rear.

#### Bathroom

7'1" x 6'5"

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Tiled splashback. Tiled effect vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

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#### Outside - Rear

Part paved area. Remainder laid to lawn. Access to front via side gate. Enclosed by panelled fencing.

#### Outside - Front

Hard standing concrete area providing off street parking for 3 vehicles leading to garage with up and over door. Remainder laid to lawn. Pathway leading to entrance door. Beds stocked with shrubs.

#### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.



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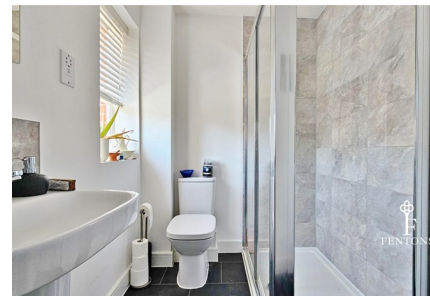


## REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

### Disclaimer - Wide Angle Lens Etc

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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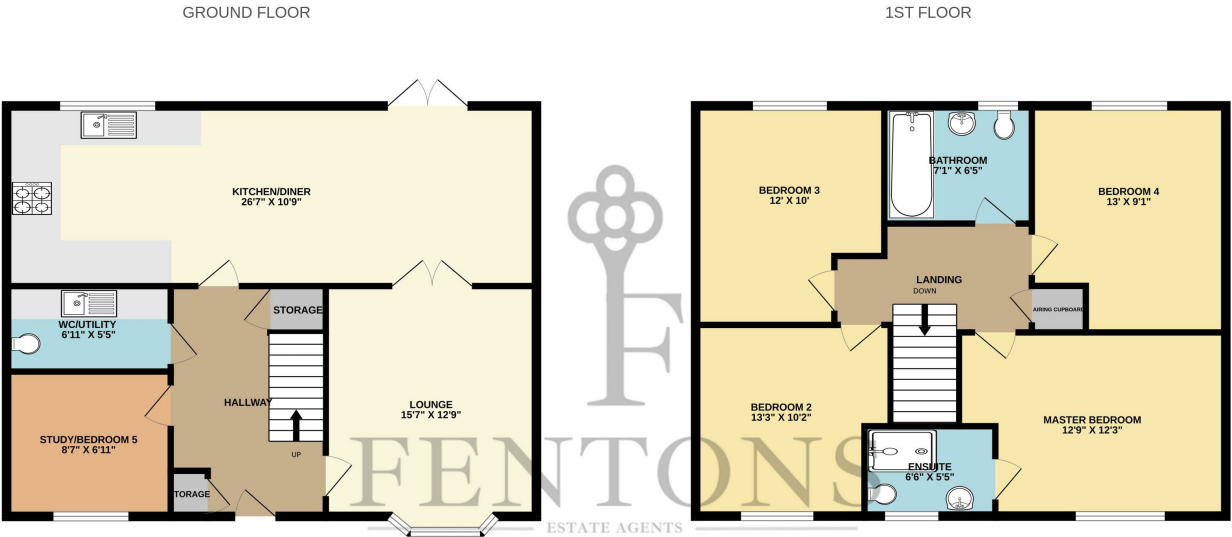
Council Tax Band

E



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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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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