



**3 bedroom
Detached
Bungalow
located in
Kirby Cross.**

Guide Price
£325,000 - £350,000

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JOHN ALEXANDER
ESTATE AGENTS

1 Mandeville Way Kirby Cross Frinton-on-Sea CO13 0RS

FULL DESCRIPTION

OVERVIEW

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Set in a sought-after residential area of Kirby Cross, this three-bedroom, two-bathroom detached bungalow offers a superb opportunity for buyers looking to put their own stamp on a home. Requiring renovation throughout and offered with no onward chain, the property provides generous accommodation, a practical layout, and fantastic potential to modernise.

STEP INSIDE

Upon entering through the porch, you are welcomed into a central hallway that provides access to all principal rooms.

To the right, the kitchen (2.53m x 4.18m / 8'4" x 13'9") offers a well-proportioned space with scope for redesign, positioned conveniently next to the impressive living room/diner. This spacious open-plan reception area measures 6.39m x 4.26m (20'10" x 17'2"), providing an ideal footprint for a comfortable seating and dining arrangement. Sliding doors lead directly into the bright conservatory (5.10m x 2.97m / 16'9" x 9'7"), which enjoys views over the rear garden and offers additional living space perfect for relaxation or entertaining.

To the left-hand side of the property, the main bedroom measures 3.89m x 3.88m (12'9" x 12'7") and benefits from its own en-suite shower room (2.73m x 0.98m / 8'11" x 3'3"). Two further bedrooms are positioned nearby: Bedroom Two at 3.37m x 3.18m (11'1" x 10'5"), and Bedroom Three at 2.73m x 1.93m (9'7" x 6'4"), both offering flexibility for use as guest rooms, a home office, or hobbies. Serving these rooms is the main bathroom,

measuring 1.97m x 1.73m (6'6" x 5'8").

The bungalow's overall internal space extends to approximately 118 sq m (1,269 sq ft), providing an excellent footprint for renovation and reconfiguration depending on buyer requirements.

STEP OUTSIDE

To the front of the property, the bungalow enjoys an open aspect with a lawned garden and a generous driveway providing off- road parking for several vehicles. The driveway leads directly to a double garage, offering excellent storage or workshop potential. The garage also benefits from a rear access door opening into the garden, adding valuable practicality.

The rear garden is mainly laid to lawn, offering a blank canvas for landscaping or family use. A patio area sits directly behind the property, ideal for outdoor dining or seating, while the garden itself is fully enclosed, making it a safe and private space.

THE LOCATION

Kirby Cross is a peaceful residential village close to Frinton- on- Sea, offering easy access to local shops, schools, and transport links, including its own train station with services to Colchester and London. The area is known for its friendly community feel and proximity to the beautiful Essex coastline.



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FLOORPLAN



DIRECTIONS

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