BLAKE & THICKBROOM



Frinton Road, Kirby Cross CO13 0LD

£315,000

CHAIN FREE

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Discover this charming chain-free, three-bedroom detached bungalow, ideally located in Kirby Cross. Offering comfortable living spaces, an impressive southerly-facing garden, and a single garage, this home provides a wonderful opportunity for its next owners.

Step inside to an inviting 17'9" Lounge, perfect for relaxation and entertaining. The modern Kitchen, measuring 9'3" x 8'1", provides a practical space for culinary endeavours. Adding further versatility, the 12'1" Conservatory offers an additional bright area, seamlessly connecting indoor and outdoor living.

The property benefits from a master bedroom complete with an en-suite shower room, offering a private retreat. There are two further bedrooms, measuring 8'5" x 8'1" and 8'1" x 7'7" respectively, providing ample accommodation. A four-piece family bathroom completes the internal layout, catering to all needs.

Externally, the approximate 95' southerly-facing garden is a particular highlight, featuring timber outbuildings and providing a delightful outdoor space for enjoyment and relaxation. The property also benefits from a single garage and off road parking, ensuring convenience.

Located on Frinton Road in Kirby Cross, the property offers convenient walk-in access to local amenities and the surrounding area.

Viewings are highly recommended to appreciate the quality and potential of this lovely home.

Lounge - 5.41m x 3.48m (17'9" x 11'5")

Kitchen - 2.82m x 2.46m (9'3" x 8'1")

Conservatory - 3.68m x 3.38m (12'1" x 11'1")

Bedroom One - 4.39m x 2.69m (14'5" x 8'10")

En-Suite - 1.65m x 1.45m (5'5" x 4'9") White Suite

Bedroom Two - 2.57m x 2.46m (8'5" x 8'1")

Bedroom Three - 2.46m x 2.31m (8'1" x 7'7")

Garage - 4.9m x 2.41m (16'1" x 7'11" Max) Wall Mounted Gas Boiler

Garden - Approx 95' in Length, Southerly Facing with Timber Outbuildings

Tenure: Freehold

Property Type: Detached Bungalow

- Master Bedroom With En-Suite Shower Room
- Two Further Bedrooms
- 17'9 Lounge
- 12'1 Conservatory
- Modern Kitchen
- Four Piece Family Bathroom
- Gas Heating System
- Approx 95' Southerly Facing Garden
- Garage & Parking
- Chain Free

Material information for this property:
Tenure is Freehold.
Council Tax Band: D.
EPC Rating: To be confirmed.
Services connected:
Electricity - Yes.
Gas - Yes.
Water - Yes.
Sewerage type - Mains.
Telephone and Broadband coverage - Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.
Any additional property charges - None.
Non standard property features to note - None.


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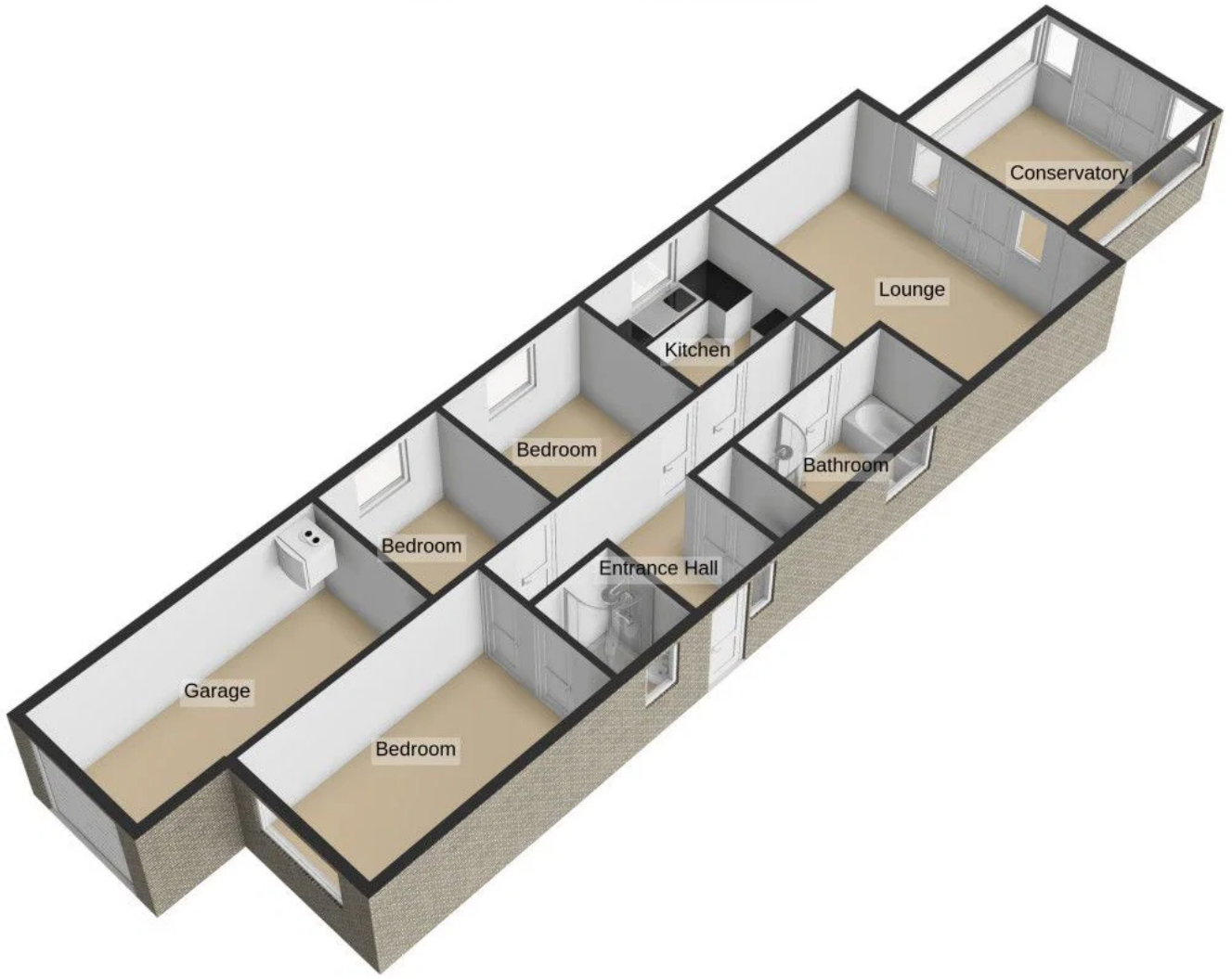

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Ground Floor
1028 sq.ft. (95.5 sq.m.) approx.



FRINTON ROAD, KIRBY CROSS, ESSEX, CO13 0LD

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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