



78, Frietuna Road  
Kirby Cross, CO13 0RY

Price £420,000 Freehold



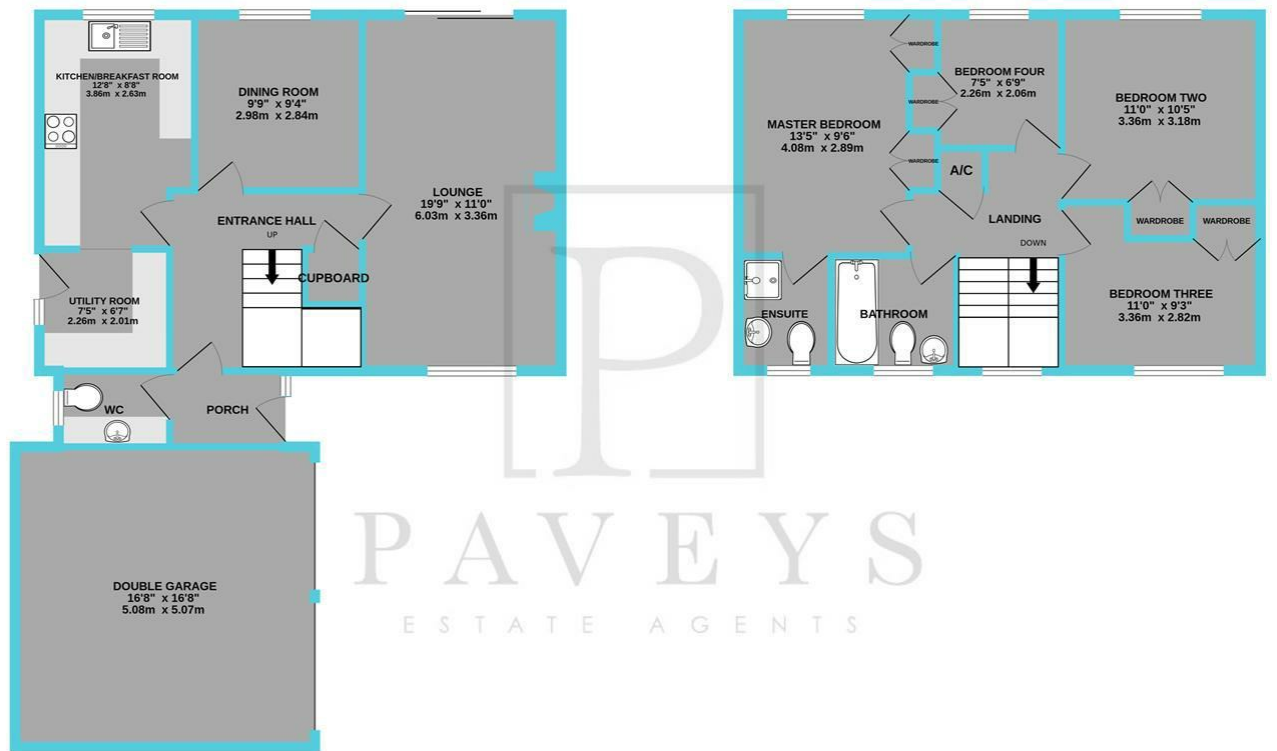
PAVEYS  
ESTATE AGENTS

Perfectly positioned on the Frietuna Development is this BRIGHT & SUNNY DETACHED FAMILY HOME with DOUBLE GARAGE, PRETTY SOUTH FACING REAR GARDEN & NO ONWARD CHAIN. This great size family home is in immaculate order and does need some modernisation. It currently benefits from two reception rooms, kitchen breakfast room with attached utility room, four bedrooms, all with wardrobes, ensuite shower room to the master bedroom and family bathroom. The gardens are beautifully tended and stocked with flowers and shrubs. All amenities are close by including shops, primary and secondary schools, Tesco Superstore and Frinton Frinton Recreation Park and Frinton Railway Station. We have keys! Call Paveys to arrange your appointment to view.



GROUND FLOOR  
898 sq.ft. (83.4 sq.m.) approx.

1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**PORCH**  
UPVC double glazed door and matching side panel to front aspect, fitted carpet, coved ceiling, glazed door to Entrance Hall, radiator.

**CLOAKROOM**  
White suite comprising low level WC and counter top wash hand basin. Double glazed window to side, over and under counter base units with work top over, fitted carpet, coved ceiling, radiator.

**ENTRANCE HALL**  
Spacious Entrance Hall, fitted carpet, stair flight to First Floor, under stairs storage cupboard, radiator.

**LOUNGE 19'9" x 11' (6.02m x 3.35m)**  
Double glazed window to front, double glazed sliding patio doors to rear garden, fitted carpet, coved ceiling, fireplace with electric fire, surround and hearth, TV point, radiators.

**DINING ROOM 9'9" x 9'4" (2.97m x 2.84m)**  
Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, radiator.

**KITCHEN BREAKFAST ROOM 12'8" x 8'8" (3.86m x 2.64m)**  
Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in Stoves oven, gas hob and extractor hood, space for under counter white goods. Double glazed window to rear overlooking the garden, tiled flooring, coved ceiling, spot lights, tiled splash backs, serving hatch to Dining Room, archway to Utility Room.

**UTILITY ROOM 7'5" x 6'7" (2.26m x 2.01m)**  
Over and under counter units, work tops, space and plumbing for washing machine, space for under counter white goods. Double glazed window and door to side, tiled flooring, coved ceiling, spot lights, tiled splash backs, radiator.

**FIRST FLOOR**  
**FIRST FLOOR LANDING**  
Double glazed window to front, fitted carpet, coved ceiling, loft hatch with access for the boiler (not tested by Agent), built in airing cupboard, radiator.

**MASTER BEDROOM 13'5" x 9'6" (4.09m x 2.90m)**  
Double glazed window to rear, fitted carpet, coved ceiling, range of fitted bedroom furniture including drawer units and over bed storage, built in double wardrobes, door to En Suite, radiator.

**ENSUITE SHOWER ROOM**  
White suite comprising low level WC, vanity wash hand basin and shower cubicle. Double glazed window to front, vinyl flooring, coved ceiling, fully tiled walls, fitted cupboards and drawers, shaver point, chrome heated towel rail.

**BEDROOM TWO 11' x 10'5" (3.35m x 3.18m)**  
Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.

**BEDROOM THREE 11' x 9'3" (3.35m x 2.82m)**  
Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

**BEDROOM FOUR 7'5" x 6'9" (2.26m x 2.06m)**  
Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.

**BATHROOM**  
White suite comprising low level WC, vanity wash hand basin and bath with shower over. Double glazed window to front, vinyl flooring, coved ceiling, fully tiled walls, fitted cupboards and drawers, shaver point, chrome heated towel rail.

**OUTSIDE FRONT**  
Hardstanding area to the front of the double garage for off road parking, gated access to rear garden, generous front lawn area with pretty flowers and shrubs, exterior light.

**OUTSIDE REAR**  
Beautifully maintained garden with generous lawn area, flower and shrub borders and beds, pretty trees, hardstanding patio area, outside tap, security lighting, timber shed with power and light connected (not tested by Agent), gated access to front.

**DOUBLE GARAGE 16'8" x 16'8" (5.08m x 5.08m)**  
Twin up and over doors, pitched and tiled roof, power and light connected (not tested by Agent), security lighting.

**IMPORTANT INFORMATION**  
Council Tax Band: E  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: TBC  
The property is connected to electric, gas, mains water and sewerage.

**DISCLAIMER**  
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

**MONEY LAUNDERING REGULATIONS 2017**  
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

**REFERRAL FEES**  
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.