



Spinners, Turpins Lane
Kirby Cross, CO13 0PB
Price £575,000 Freehold

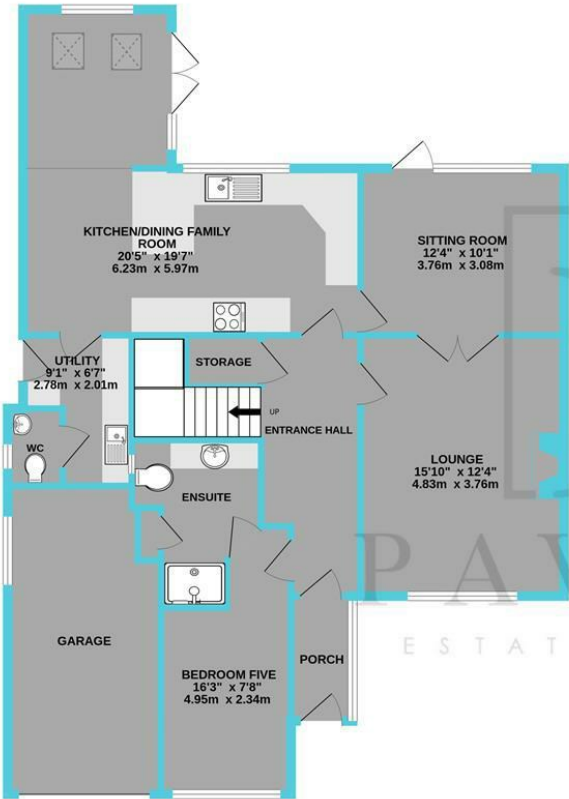
AN IMMACULATE FAMILY HOME!

"Spinners" is a beautifully presented DETACHED FAMILY HOME in a non-estate location on the outskirts of Frinton-on-Sea. Turpins Lane is a much sought after, tree lined lane, located just off the Frinton Road and tucked away from the hustle and bustle. This wonderful property is in excellent decorative order and offers a wealth of bright and spacious family accommodation which makes a perfect entertaining space. The ground floor accommodation offers an impressive space for entertaining with a large kitchen dining family room, formal lounge, sitting room, ground floor bedroom with ensuite shower room. Leading on from the generous landing are four beautifully decorated double bedrooms, two of which are ensuite and the family bathroom. To the rear of the property is a great size sunny garden with decking area, pergola and detached summer house. To the front, is a block paved driveway leading to the garage. All local amenities are close by including schools, shops and transport links. The beach and seafront at Frinton-on-Sea are a short distance away. An internal viewing is highly recommended!

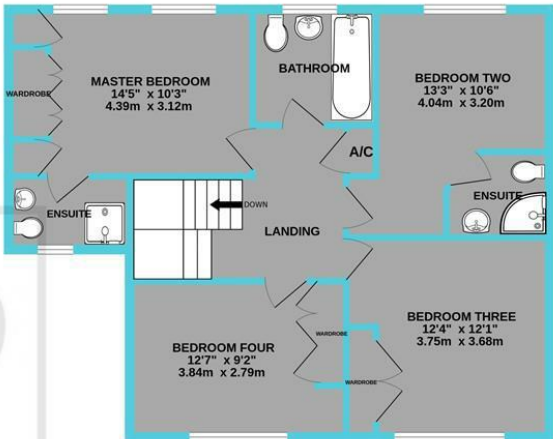
Call Paveys!



GROUND FLOOR
1173 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



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	

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

TOTAL FLOOR AREA: 1938 sq.ft. (180.0 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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PORCH
Composite entrance door to front aspect, double glazed windows to side, tiled flooring, internal light.

ENTRANCE HALL
Wooden glazed internal door, laminate flooring, coved ceiling, stair flight to First Floor, built in storage cupboard, radiator.

LOUNGE 15'10 x 12'4 (4.83m x 3.76m)
Double glazed window to front, fitted carpet, coved ceiling, feature fireplace with surround, marble hearth and inset wood burner, TV point, double doors to Sitting Room, radiator.

SITTING ROOM 12'4 x 10'1 (3.76m x 3.07m)
Double glazed door and window to rear overlooking the garden, fitted carpet, coved ceiling, radiator.

KITCHEN DINING FAMILY ROOM 20'5 x 19'7 (6.22m x 5.97m)
Modern Shaker style over and under counter units, matching full height pantry, quartz effect work tops, inset undermount sink with mixer tap. Built in Electrolux double oven, electric hob with extractor over, integrated dishwasher, space for fridge freezer. Double glazed window to rear overlooking the garden, tiled flooring, smooth and coved ceiling, door to Utility Room, dining space with open access to Family Room, heated towel rail.

FAMILY ROOM
Double glazed double doors to rear leading to the decking area, double glazed window to rear, double glazed Velux windows, tiled flooring, radiator.

UTILITY ROOM 9'1 x 6'7 (2.77m x 2.01m)
Fitted quartz effect work top, inset ceramic white sink with mixer tap, full height broom cupboard, space and plumbing for washing machine, space for under counter freezer, space for tumble dryer. Double glazed roof lantern, double glazed door to side, tiled flooring, door to Cloakroom.

CLOAKROOM
White suite comprising low level WC and wash hand basin. Double glazed window to side, tiled flooring, radiator.

BEDROOM FIVE 16'3 x 7'8 (4.95m x 2.34m)
Double glazed window to front, fitted carpet, coved ceiling, spot lights, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM
White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, range of fitted storage cabinets and cupboards, radiator.

FIRST FLOOR

FIRST FLOOR LANDING
Spacious landing, fitted carpet, airing cupboard, loft access, radiator.

MASTER BEDROOM 14'5 x 10'3 (4.39m x 3.12m)
Double glazed windows to rear overlooking the garden, fitted carpet, coved ceiling, range of fitted wardrobes, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM
Modern white suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle with rainfall shower head. Double glazed window to front, tiled flooring, fully tiled walls, smooth ceiling, spot lights, heated towel rail.

BEDROOM TWO 13'3 x 10'6 (4.04m x 3.20m)
Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM
White suite comprising low level WC, vanity wash hand basin with cupboards and drawers and corner shower cubicle. Tiled flooring, fully tiled walls, coved ceiling, spot lights, illuminated wall mounted mirror, chrome heated towel rail.

BEDROOM THREE 12'4 x 12'1 (3.76m x 3.68m)
Double glazed window to front, fitted carpet, coved ceiling, fitted wardrobe, radiator.

BEDROOM FOUR 12'7 x 9'2 (3.84m x 2.79m)
Double glazed window to front, fitted carpet, coved ceiling, fitted wardrobe, radiator.

BATHROOM
Modern white suite comprising low level WC, large vanity wash hand basin with cupboards and drawers beneath and bath with mixer taps and shower attachment over. Double glazed window to rear, tiled flooring, coved ceiling, fully tiled walls, shaver point, traditional radiator.

OUTSIDE FRONT
Generous lawn area with shrub borders and tree, shingled and block paved driveway to the front of the garage, laurel borders, exterior light, gated access to rear.

OUTSIDE REAR
A gorgeous secluded garden, composite decking area with pergola over, summer house (13'6 x 9'7), lawn area bordered by established flowers and shrubs, raised flower beds, pretty trees, shingled beds, gated access to front.

GARAGE
Up and over door, power and light connected (not tested by Agent), double glazed window to side.

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.

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