

BARLEY ROAD, KIRBY CROSS, ESSEX, CO13 0FR

Price

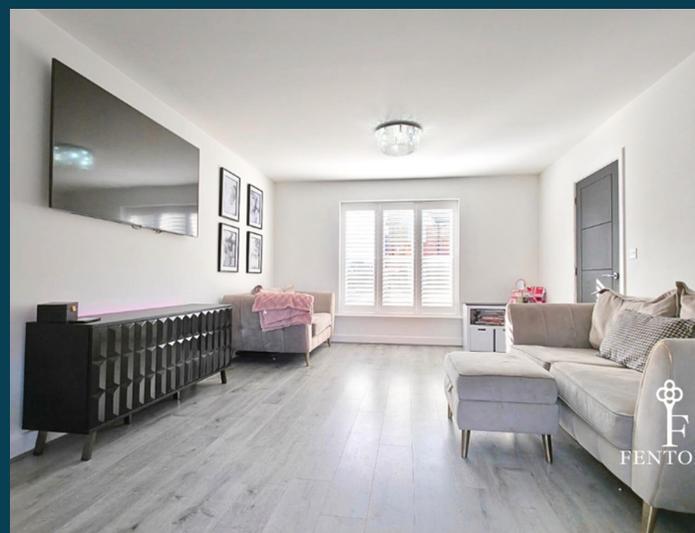
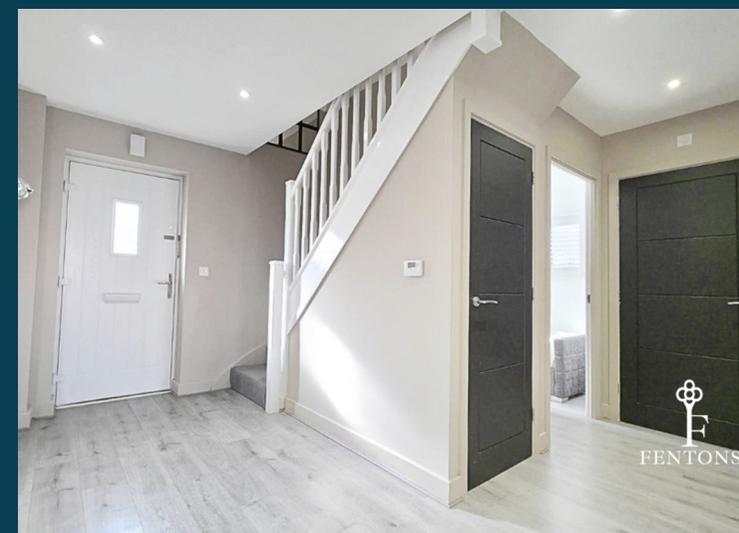
£450,000

FREEHOLD

- Four/Five Bedroom Detached Family Home
- Modern En-Suite Shower Room To Master Bedroom
- 19'8" Lounge With 'French' Doors To Rear Garden
- 18'3" Fully Integrated Modern Kitchen/Dining Room
 - Ground Floor Bedroom Five/Study
- Ground Floor Cloakroom/First Floor Bathroom
- Energy-Efficient Home, Newly Built In 2021
- Detached Garage & Off Street Parking
 - No Onward Chain
- EPC Rating B/ Council Tax Band - E



FENTONS
ESTATE AGENTS



Newly built in 2021 on a stunning corner plot location on the popular 'Finches Park' development in Kirby Cross, Fentons Estate Agents have the pleasure in bringing to market this modern FOUR/FIVE BEDROOM DETACHED FAMILY HOME. Offering over 1500 sq.ft. of beautifully designed living accommodation this ENERGY EFFICIENT home boasts a stunning fully integrated kitchen/dining room, 19'8" lounge, ground floor cloakroom and a first floor bathroom and en-suite to master bedroom. To the rear is a 56' lawned garden with two entertaining areas and a private access door leading to a detached garage. Being offered with NO ONWARD CHAIN an early viewing is highly recommended to fully appreciate the property which is on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door leading to:

Hallway

Stair flight to first floor. Under stairs storage cupboard. Wood laminate flooring. Radiator. Doors to:

Lounge

19'8" x 12'7"

Wood laminate flooring. Radiator. Sealed unit double glazed 'French' style doors leading to rear. Sealed unit double glazed window to front with fitted shutters.

Kitchen/Dining Room

18'3" x 11'3"

Fitted with a range of matching fronted units. Bevelled edge quartz work surfaces. Inset butler style bowl sink with mixer tap. Inset four ring gas hob with extractor hood above. Built in double oven under. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Enclosed combination boiler providing heating and hot water throughout. Spotlights. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors leading to rear garden.

Utility Room

6'5" x 6'

Rolled edge work surface. Inset stainless steel bowl sink drainer unit. Floor level storage cupboard and eye level fitted shelving. Plumbing for automatic washing machine. Space for tumble dryer. Wood laminate flooring. Radiator. Obscured sealed unit double glazed door giving access to rear.

Cloakroom

White suite comprising of low level W/C. Pedestal wash hand basin. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to side.

Bedroom Five/Study

9'1" x 8'5"

Wood laminate flooring. Radiator. Sealed unit double glazed windows to side and rear aspect with fitted shutters.

First Floor Landing

Two built in storage cupboards. Loft access. Radiator. Doors to:

Master Bedroom

16' + dr x 11'3"

Fitted wardrobes with mirrored sliding doors. Radiator. Wood laminate flooring. Sealed unit double glazed window to front with fitted shutters. Door to:

En-Suite

Suite comprises of low level W/C. Pedestal wash hand basin with mixer tap. Fitted shower cubicle with sliding door and wall mounted shower. Tiled splashback. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Bedroom Two

13'5" x 9'1"

Fitted wardrobes with mirrored sliding doors. Wood laminated flooring. Radiator. Sealed unit double glazed windows to front and side with fitted shutters.

Bedroom Three

11'7" x 9'2"

Fitted wardrobes with mirrored sliding doors. Wood laminated flooring. Radiator. Sealed unit double glazed windows to front with fitted shutters.

Bedroom Four

11'6" x 8'

Wood laminated flooring. Radiator. Sealed unit double glazed window to rear with fitted shutters.

Bathroom

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

Outside - Rear

56'

Wood decked seating area. Part shingled area with further patio seating area. Majority laid to lawn. Enclosed by panel fencing. Private access to home office/garage. Gate giving access to front.

Home Office

9'8" x 7'8"

Power and lighting connected. Wood laminated flooring. Part tiled wall. Door giving access to:

Garage

15' x 10'

Power and lighting connected. Up and over door to front.

Outside - Front

low maintenance corner plot. Majority shingled. Pathway leading to entrance door. Hard standing block paved driveway providing off street parking leading to detached garage. Enclosed by low level fencing.

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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AML
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.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2025/2026 £2709.47 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



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GROUND FLOOR

1ST FLOOR



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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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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