



12, Samphire Way
Kirby Cross, CO13 0GR

Guide price £440,000 Freehold

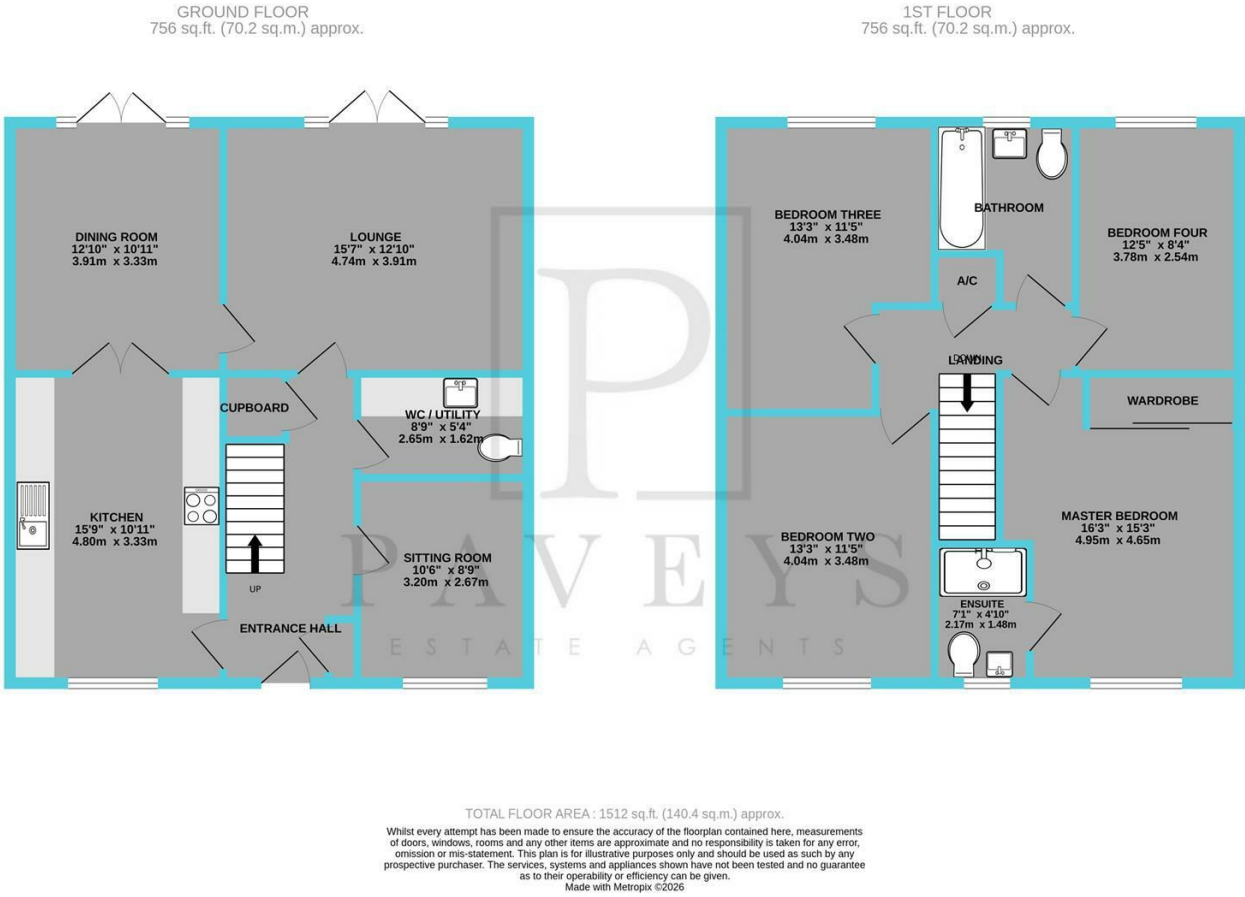
~~~~~GUIDE PRICE £440,000-£450,000~~~~~

New to the market is this MODERN & ENERGY EFFICIENT DETACHED FAMILY HOME positioned on the new SAMPHIRE MEADOW DEVELOPMENT in Kirby Cross. This spacious property was constructed approximately 3 years ago by Taylor Wimpey and comes with many added benefits including owned solar panels (for the provision of electricity), EV car charger, garage, off road parking, remaining NHBC warranty and NO ONWARD CHAIN. Key property features include three reception rooms, fully fitted kitchen, integrated appliances, four double bedrooms, ensuite shower room, family bathroom and large rear garden. Samphire Meadow is located within easy reach of the beautiful Walton Backwaters Nature Reserve, popular waterfront Harbour Lights Seafood Restaurant, Titchmarsh Marina, Tescos Superstore, local shops and schools. Call Paveys to arrange your appointment to view.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B | 91                      | 91        |
| (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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |



ENTRANCE HALL

Double glazed composite entrance door to front aspect, exterior lighting, LVT flooring, smooth ceiling, stair flight to First Floor, built in cupboard, under stairs storage cupboard, radiator.

CLOAKROOM/UTILITY ROOM 8'9 x 5'4 (2.67m x 1.63m)

Range of fitted base units with work tops over, inset white wash hand basin, white low level WC, integrated washing machine, LVT flooring, smooth ceiling, spot lights, extractor fan, radiator.

LOUNGE 15'7 x 12'10 (4.75m x 3.91m)

Double glazed double doors and windows to rear garden, fitted carpet, smooth ceiling, TV point, door to Dining Room, radiator.

KITCHEN 15'9 x 10'22 (4.80m x 3.05m)

Extensive range of over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in eye level AEG double oven, gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, cupboard housing wall mounted boiler (not tested by Agent). Double glazed window to front, internal double doors to Dining Room, LVT flooring, smooth ceiling, spot lights, tiled splash backs, plinth lighting, radiator.

DINING ROOM 12'10 x 10'11 (3.91m x 3.33m)

Double glazed double doors and windows to rear garden, LVT flooring, smooth ceiling, internal double doors to Kitchen, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, loft access, built in airing cupboard, radiator.

MASTER BEDROOM 16'3 x 15'3 (4.95m x 4.65m)

Double glazed window to front, fitted carpet, smooth ceiling, built in wardrobe with mirror fronted sliding doors, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM 7'1 x 4'10 (2.16m x 1.47m)

Modern white suite comprising low level WC, pedestal wash hand basin and shower. Double glazed window to front, tiled flooring, smooth ceiling, extractor fan, chrome heated towel rail.

BEDROOM TWO 13'3 x 11'5 (4.04m x 3.48m)

Double glazed window to front, fitted carpet, smooth ceiling, radiator.

BEDROOM THREE 13'3 x 11'5 (4.04m x 3.48m)

Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

BEDROOM FOUR 12'5 x 8'4 (3.78m x 2.54m)

Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

BATHROOM

Modern white suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed window to rear, tiled flooring, part tiled walls, smooth ceiling, extractor fan, spot lights, chrome heated towel rail.

OUTSIDE FRONT

Hedgerow borders, laid to lawn, exterior lighting, gated access to rear garden.

OUTSIDE REAR

A great size garden, predominantly laid to lawn with patio area and retaining panel fencing, exterior lighting, gated access to front.

GARAGE + DRIVEWAY

Up an over door, power and light connected (not tested by Agent). To the front of the garage is a driveway with parking for up to 3 vehicles and a wall mounted EV charger.

AGENTS NOTES

We are advised that the Samphire Meadow Development is subject to a management fee. The fee due for the current year 1/1/26 to 31/12/2026 was £221.95. Any potential buyer is advised to obtain verification via their solicitor.

IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: B

The property is connected to electric, gas, mains water and sewerage.

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 our 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.