

FOR SALE

£450,000 Freehold



Turpins Lane, Kirby Cross, Frinton on Sea. CO13 0PB

- Detached Bungalow
- Two / Three Bedrooms
- Master bedroom with en-suite
- Separate family bathroom
- Spacious lounge with log-burning stove
- Conservatory
- In-and-out driveway with ample parking
- Detached garage
- Highly sought-after Turpins Lane location
- Convenient for Kirby Cross and Frinton-on-Sea



PROPERTY DESCRIPTION

Moving Places are delighted to bring to market this **INDIVIDUAL AND DECEPTIVELY SPACIOUS DETACHED BUNGALOW**, occupying a generous plot in the highly regarded **TURPINS LANE, KIRBY CROSS**. Offering flexible and well-proportioned accommodation throughout, the property is currently arranged with **TWO GENEROUS DOUBLE BEDROOMS**, both benefiting from fitted wardrobes, with the principal bedroom enjoying its own **EN-SUITE SHOWER/WET ROOM**. There is also a separate **FAMILY BATHROOM**. At the heart of the home is an impressive **16FT LOUNGE**, featuring an attractive exposed brick fireplace with inset **LOG-BURNING STOVE**, creating a lovely focal point to the room. Glazed doors lead through to the **CONSERVATORY**, which overlooks and provides access to the rear garden. The separate **DINING ROOM** is another excellent-sized reception room and offers the flexibility to be used as a **POTENTIAL THIRD BEDROOM, HOME OFFICE OR ADDITIONAL SITTING ROOM**, depending on the purchaser's requirements. The kitchen offers a good range of fitted units and work surfaces, with a traditional Belfast-style sink, integrated cooking appliances and plenty of natural light from the wide rear-facing window. A useful **UTILITY CUPBOARD** provides plumbing for a washing machine. Externally, the property continues to impress. To the front is a substantial **IN-AND-OUT BLOCK-PAVED DRIVEWAY**, providing ample off-road parking and access to the **DETACHED GARAGE**. The **PRIVATE AND SECLUDED REAR GARDEN** offers a good degree of privacy and is predominantly laid to lawn with mature shrubs and established boundaries, together with extensive paved patio areas ideal for outside seating and entertaining. There is also a garden shed and additional storage area behind the garage. Further benefits include **GAS CENTRAL HEATING** and **uPVC DOUBLE GLAZING**. Situated in one of Kirby Cross's more desirable residential lanes, the property is conveniently positioned for local amenities and transport connections, while the popular coastal towns of **FRINTON-ON-SEA** and **WALTON-ON-THE-NAZE** are within easy reach. An excellent opportunity for buyers looking for a **SUBSTANTIAL AND VERSATILE DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION**. **EARLY VIEWING IS HIGHLY RECOMMENDED** to fully appreciate the space, flexibility and setting on offer



ROOM DESCRIPTIONS

INTERNAL

ENTRANCE PORCH

The property is approached via a uPVC double-glazed entrance door opening into an enclosed porch, with windows providing plenty of natural light. Further glazed door leading into the entrance hall.

HALLWAY

A welcoming central hallway providing access to the principal accommodation. Built-in storage/airing cupboard and access to the loft space. The loft benefits from a window and is partly boarded, offering useful additional storage.

MASTER BEDROOM

13'10" x 11'6" (4.22m x 3.51m) A GENEROUS DOUBLE BEDROOM with a front-facing uPVC double-glazed window and an extensive range of BUILT-IN WARDROBES. Door leading directly into the en-suite.

EN-SUITE SHOWER/WET ROOM

A particularly spacious EN-SUITE WET ROOM, fitted with a white suite comprising WC, bidet and wash hand basin set within a vanity unit. Walk-in shower area with tiled walls, rail and curtain, together with windows to the front and rear.

BEDROOM TWO

11'8" x 11'6" (3.56m x 3.51m) A further GOOD-SIZED DOUBLE BEDROOM with a front-facing uPVC double-glazed window and a range of BUILT-IN WARDROBES.

BATHROOM

Fitted with a white suite comprising panelled bath with SHOWER OVER, WC and wash hand basin set within useful fitted vanity/storage units. Part-tiled walls, heated towel rail and obscure uPVC double-glazed window.

DINING ROOM/BEDROOM THREE

11'6" x 10'3" (3.51m x 3.12m) A versatile and well-proportioned room currently used as a FORMAL DINING ROOM, with a uPVC double-glazed window and glazed sliding doors opening into the lounge. The room offers excellent flexibility and could potentially be utilised as a THIRD BEDROOM, HOME OFFICE OR ADDITIONAL SITTING ROOM if required.

LOUNGE

16'0" x 14'0" (4.88m x 4.27m) An impressive and spacious reception room featuring an attractive EXPOSED BRICK FIREPLACE WITH INSET LOG-BURNING STOVE. Double-glazed doors with side panels open into the conservatory, allowing plenty of natural light and providing a pleasant outlook towards the rear garden.

CONSERVATORY

10'4" x 5'10" (3.15m x 1.78m) A useful addition to the living accommodation, enjoying views over the rear garden and providing a pleasant space to sit and relax. uPVC double-glazed windows with doors providing DIRECT ACCESS TO THE GARDEN.

KITCHEN

12'6" x 10'4" (3.81m x 3.15m) A good-sized kitchen fitted with a range of PINE-STYLE WALL AND BASE UNITS, complemented by work surfaces and a traditional twin-bowl Belfast-style sink. Integrated oven and gas hob with extractor over, integrated dishwasher and useful built-in storage cupboard. A large rear-facing window provides plenty of natural light, with a part-glazed door giving access to the side of the property.

UTILITY CUPBOARD

Useful separate utility area with PLUMBING FOR A WASHING MACHINE and window.

EXTERNAL

FRONT GARDEN

The property is set back from the road and approached via an attractive IN-AND-OUT BLOCK-PAVED DRIVEWAY, providing AMPLE OFF-ROAD PARKING and access to the detached garage.

DETACHED GARAGE

A DETACHED GARAGE with up-and-over door to the front and additional pedestrian access to the side.

REAR GARDEN

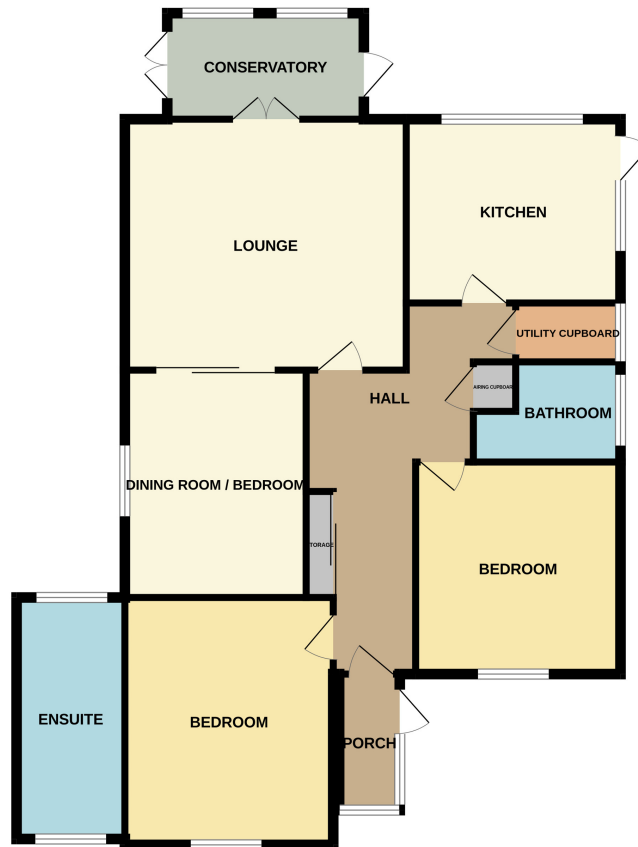
The property enjoys a PRIVATE AND SECLUDED REAR GARDEN, predominantly laid to lawn and enclosed by established boundaries. Generous paved patio areas provide plenty of space for outdoor seating and entertaining, complemented by mature shrubs and planting. There is also a garden shed and additional storage area positioned behind the garage.



FLOORPLAN



GROUND FLOOR



CO13 0PB

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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