





BARLEY ROAD, KIRBY CROSS, ESSEX, CO13 0FR

Price

£300,000

FREEHOLD

- Three Bedrooms
- Semi-Detached House
- Modern Throughout
- Ground Floor Cloakroom
- Ensuite to Master Bedroom
- 20'11" Fully Insulated Garden Room with Power Connected
- Close to Kirby's Mainline Railway Station
- Close to Shops & Amenities
- EPC Rating B
- Council Tax Band C

3 2 1 B

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Situated on the popular 'Finches Park' development in Kirby Cross, Fentons Estate Agents have the pleasure in bringing to market this STUNNING THREE BEDROOM SEMI-DETACHED HOME. This stylish home boasts a MODERN fully integrated kitchen/lounge/dining area, ground floor cloakroom, a first floor bathroom and en-suite to master bedroom. To the rear is a beautifully presented garden with a large entertainment patio area and a 20'11" fully insulated GARDEN ROOM. To the front a driveway providing off street parking. The property is also conveniently positioned within easy reach of local shops, schools and Kirby Cross railway station, while the sought-after coastal towns of Frinton-on-Sea and Walton-on-the-Naze are also within easy reach. An early viewing is highly recommended to fully appreciate the property which is on offer.

Accommodation comprises of approximate room sizes

Modern composite door leading to:-

Hallway
Wood effect LVT flooring. Radiator. Built-in storage cupboard. Stair-flight to first floor. Sealed unit double glazed window to front. Door to:-

Lounge/Dining Room
16' 0" x 12' 9"
Feature media wall. Inset electric fire screen. Two built in storage cupboards. Wood effect LVT flooring. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors to rear. Opening to:-

Kitchen
9' 4" x 10' 6"
Fitted in a range of gloss black matching fronted units. Wood effect square edge worksurfaces. Inset stainless steel sink and bowl unit. Inset four ring electric hob with extractor fan above. Built-in eye level electric oven and microwave. Further range of matching fronted units both eye and floor level. Integrated Fridge/freezer, wine cooler, dishwasher and washing machine. Cupboard housing combination boiler. Radiator. Wood effect LVT flooring. Spotlights. Sealed unit double glazed window to front.

Cloakroom
Modern suite comprises of low level w/c. Pedestal hand wash basin. Radiator. Spotlights. Wood effect LVT flooring.

Landing
Radiator, Loft access. Doors to:-

Master Bedroom
11' 1" x 9' 11"
Radiator. Sealed unit double glazed window to front. Door to:-

Ensuite
Modern suite comprises of low level w/c. Vanity wash hand basin with storage drawers under. Fitted shower cubicle with wall mounted shower attachment. Heated towel rail. Extractor fan. Wood effect vinyl flooring. Part tiled walls. Obscured sealed unit double glazed window to front.

Bedroom Two
8' 2" x 10' 6"
Radiator. Sealed unit double glazed window to rear.

Bedroom Three
9' 8" x 6' 4"
Radiator. Sealed unit double glazed window to rear.

Family Bathroom
Modern suite comprises of low level w/c. Pedestal wash hand basin. Fitted paneled bath with shower attachment. Radiator. Extractor fan. Wood effect vinyl flooring. Part tiled walls. Obscured sealed unit double glazed window to side.

Outside - Rear
Part paved patio entertainment area. Remainder laid to artificial grass. Raised composite decking area leading to garden room. Wooden gate giving access to side. Enclosed by paneled fencing.

Garden Room

20' 11" x 7' 7"

Fully insulated and electrics connected. Wood effect LVT flooring. Built in bar area. Log burner. Spotlights. Sealed unit double glazed windows to front. Sealed unit double glazed patio doors to front.

Outside - Front

Part shingled area. Pathway leading to front door. Beds stocked well with shrubs and bushes. Hard standing area providing off street parking for two vehicles.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 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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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.

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.

Agents Note

As a modern new-build home, the property benefits from the remainder of a 10-year NHBC warranty and is highly energy efficient, built in line with current national standards for new homes.

REFERRAL FEES

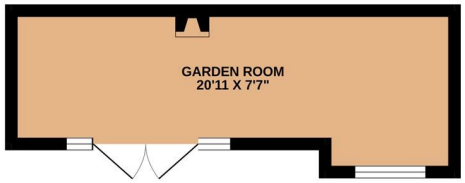
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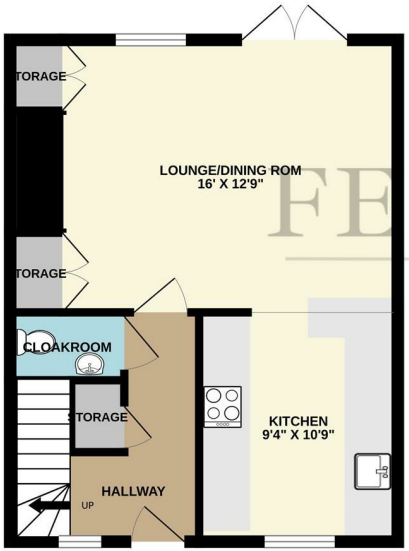




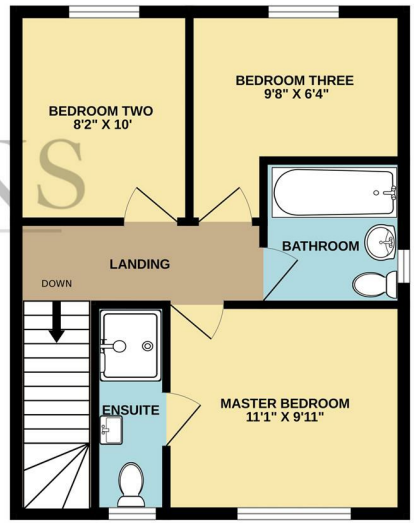
GARDEN ROOM



GROUND FLOOR



1ST FLOOR



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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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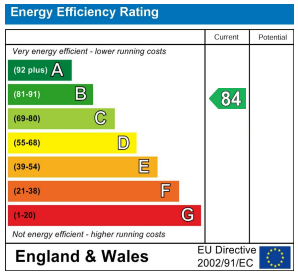
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Council Tax Band

C





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