

BEECHCROFT AVENUE, KIRBY CROSS, ESSEX, CO13 0QL

Price

£319,995

FREEHOLD

- Four Double Bedrooms
- En-Suite to Master Bedroom
- Utility Room/Ground Floor Cloakroom
 - Dining Room
 - First Floor Bathroom
 - Garden Room/Bar
 - Sought After Location
- Garage & Ample Off Street Parking
 - Council Tax Band - C
 - EPC Rating - TBC



FENTONS
ESTATE AGENTS



Located in the popular area of Kirby Cross, Fentons are delighted to offer for sale this spacious, FOUR DOUBLE BEDROOM SEMI-DETACHED CHALET BUNGALOW. The property is conveniently situated approximately one mile from Frinton-on-Sea railway station and the renowned Connaught Avenue. The property offers versatile accommodation throughout, including a ground floor master bedroom with en-suite, utility room/cloakroom, garage, and ample off street parking. Externally, there is a well maintained rear garden featuring a superb garden room/bar, ideal for entertaining.

Accommodation comprises of approximate room sizes

Obscured hardwood door leading:

Entrance Hall

Stair flight to first floor. Spotlights. Radiator. Doors to:

Master Bedroom

14'10" max x 12'4"

Wall lights. Radiator. Sealed unit double glazed window to front. Door to:

En-Suite

Newly installed suite comprises of low level WC. Vanity wash hand basin with mixer tap and high gloss drawers under. Walk in shower cubicle with fitted shower screen, shower attachment and rainfall shower head. Part tiled walls. LVT flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.

Bedroom 2

10'10" x 8'11"

Radiator. Sealed unit double glazed window to front.

Utility Room/Cloakroom

6'4" x 5'10"

Low level WC. Rolled edge work surface with inset stainless sink. Plumbing for washing machine and tumble dryer. Part tiled walls. Laminate flooring. Extractor fan. Spotlights. Radiator. Obscured sealed unit double glazed window to side.

Lounge

12'3" x 9'1"

Radiator. Sealed unit double glazed window to rear.

Kitchen

10'9" x 9'

Fitted with a range of fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit with mixer tap. Cooker to remain with extractor hood above. Further selection of units both at eye and floor level. Range of high gloss cupboards. Plumbing for dishwasher. Space for fridge/freezer. Part tiled walls. Tiled effect vinyl flooring. Enclosed combination boiler providing heating and hot water throughout. Spotlights. Radiator. Open access to:

Dining Room

11'7" x 9'7"

Fitted rolled edge work surfaces with range of high gloss cupboards at eye and floor level. Tiled effect vinyl flooring. Radiator. Sealed unit double glazed windows to side and rear. Sealed unit double glazed 'French' style doors leading to rear garden.

Landing

Built in eaves storage cupboard. Doors to:

Bathroom

White suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed P-shaped bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Vinyl flooring. Built in airing cupboard with integral shelving. Spotlights. Extractor fan. Wall mounted heated towel. Obscured sealed unit double glazed window to side.

Bedroom 3

12'8" x 10'11"

Radiator. Sealed unit double glazed window to rear.

Bedroom 4

11'2" x 9'3"

Radiator. Sealed unit double glazed window to rear.

Outside - Rear

Part paved area. Remainder laid to lawn. Raised wooden decking. Beds laid to shingle and flowers. Access to front via side gate. Private access door to garage with power and light connected.

Garden Room/Bar

11'3" x 9'3"

Fitted summerhouse housing fitted wooden bar and integrated fridge. Power/light connected. Vinyl flooring.

Outside - Front

Block paved and concrete driveway providing ample off street parking leading to shared driveway to private garage with up and over door. Remainder laid to lawn.

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

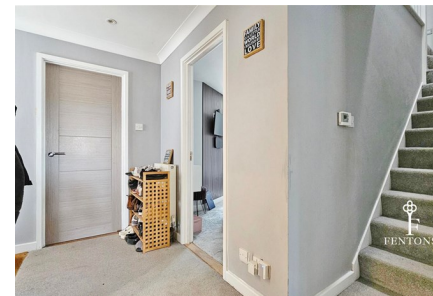
(Electricity): Yes

(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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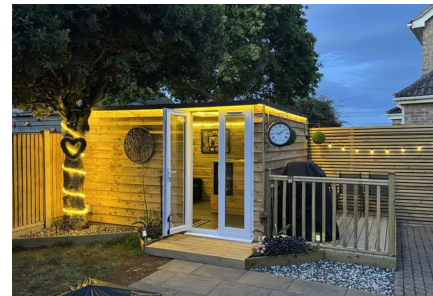
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

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.

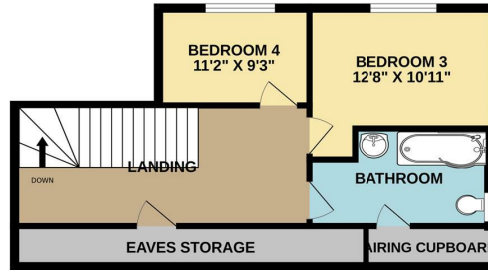
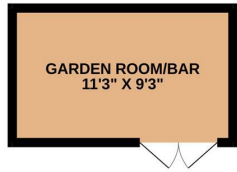


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GROUND FLOOR

1ST FLOOR



BEECHCROFT AVENUE

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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Call us on

01255 779810

info@fentonsstates.co.uk

www.fentonsstates.co.uk

Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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