

FRINTON ROAD, KIRBY CROSS, ESSEX, CO13 0PN

Price

£465,000

FREEHOLD

- Extended With Three Double Bedrooms
 - 28' max Kitchen/Entertaining Area
 - Immaculate Family Home
- Ground Floor Bathroom and Shower Room
 - 12' x 11'2" Ground Floor Bedroom
 - 18'1" Utility Room
- 80' Rear Garden With Workshop
- Non-Estate Close To Amenities
 - Ample Off Street Parking
- EPC Rating D/ Council Tax Band - D



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Situated in a NON-ESTATE position within easy reach of local amenities, Fentons Estate Agents are pleased to offer for sale this beautifully presented, modern EXTENDED, THREE DOUBLE BEDROOM DETACHED CHALET. This open plan property would make a perfect home for any family with a 28' max kitchen/entertaining area, 27'3" lounge/diner, ground floor shower and bathroom and a 80' unoverlooked rear garden. Located within one and quarter miles of Frintons mainline railway station, town centre and seafront an internal inspection is highly recommended to fully appreciate the size and condition of the property which is on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed entrance door giving access to:

Entrance Hall

Open access to:

Lounge/Diner

27'3" x 14'7"

Open access to kitchen/entertaining area. Open access to inner hallway. Two radiators. Sealed unit double glazed leadlight windows to front and side with fitted shutters.

Inner Hall

Stair flight to first floor. Under stairs storage cupboard. Door to:-

Bedroom

12' x 11'2"

Radiator. Sealed unit double glazed leadlight window to front.

Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Free standing roll top bath. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed leadlight window to side.

Kitchen/Entertaining Area

27'11" max x 18' max

Fully fitted modern kitchen with matching fronted units. Quartz worksurfaces. Inset five ring AEG hob with extractor hood above. Ceramic sink and drainer unit. Two eye level ovens. Further selection of matching units at both eye and floor level. Two integrated fridge/freezers.

Integrated dishwasher. Centre island offering breakfast bar. Tiled flooring. Overhead orangery style lantern window. Two full length vertical radiators. Bi-folding doors to rear. Door to utility. Open access to:-

Snug

7'1" x 6'10"

Tiled flooring. Door to:-

Shower Room

White suite comprises low level w/c. Vanity wash hand basin with storage under. Fitted double length shower cubicle with over head rainfall shower and separate attachment. Fully tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Obscured sealed unit double glazed leadlight window to front.

Utility Room

18'1" x 5'3"

Modern matching units at both eye and floor level. One and a half bowl ceramic sink unit with mixer tap. Wall mounted boiler providing heat and hot water throughout. Plumbing for washing machine. Space for tumble dryer. Tiled flooring. Radiator. Obscured sealed unit double glazed leadlight window to side. Obscured double glazed door giving access to side.

First Floor Landing

Built in airing cupboard. Loft access. Built in eaves storage. Doors to all rooms. Door to:-

Bedroom

12'2" x 9'8"

Built in wardrobes. Radiator. Sealed unit double glazed leadlight window to front.

Bedroom

12' x 9'3"

Built in double wardrobe. Radiator. Sealed unit double glazed leadlight window to rear. Door to:

En-Suite W/C

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under.

Outside - Rear

80' approx

Large patio entertaining area. Brick built barbecue. Majority laid to lawn. Array of bushes. Green House. Outside socket. Outside tap. Outside light. Enclosed by panelled fencing. Access to front via side.

Brick Built Workshop

17'2" x 9'3"

Power and lighting connected. Sealed unit double glazed window to side. Double doors giving access to rear.

Outside - Front

Block paved driveway providing off street parking for several vehicles.

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.



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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.

REFERRAL FEES

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

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2316.58 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



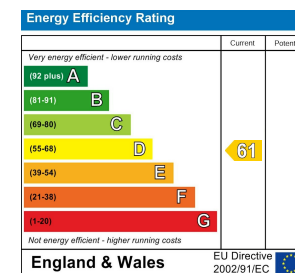
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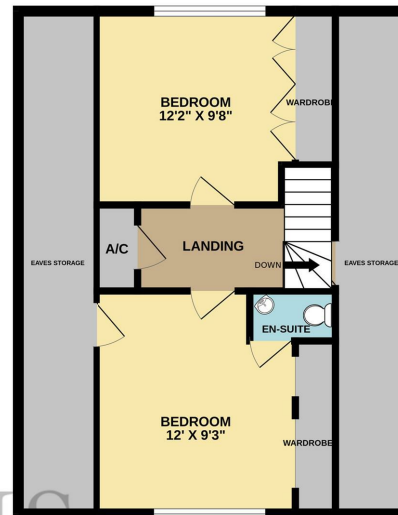
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1ST FLOOR



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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