



23, Stallards Crescent

Kirby Cross, CO13 0TN

Price £255,000 Freehold

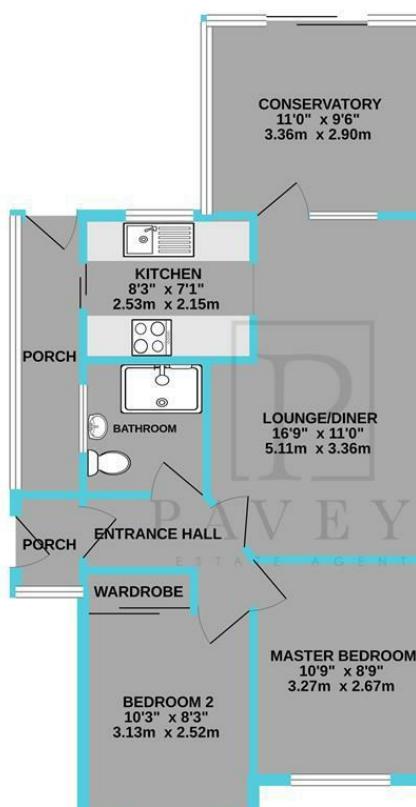
Paveys are delighted to bring to the market this SEMI DETACHED BUNGALOW with SECLUDED REAR GARDEN to be sold with NO ONWARD CHAIN. The property is tucked away in a peaceful cul-de-sac on the Fretuna Development and a short distance from the Frinton Gates. Key features include an L shaped lounge diner, conservatory, kitchen with attached side porch/utility area, two double bedrooms and shower room. Outside is a secluded rear garden which is small but perfectly formed. To the front of the property is a garage, driveway and front garden. Local shops, amenities, GP Surgery and transport links are easily accessible from Stallards Crescent. We have keys! 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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA - 651 sq.ft. (60.4 sq.m.) approx.
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 inaccuracy. The floorplan is for illustrative purposes only and is not to 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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PORCH

Double glazed double doors, double glazed window to front.

ENTRANCE HALL

Double glazed entrance door, fitted carpet, coved ceiling, loft hatch, radiator.

LOUNGE DINER 16'9" x 11' (5.11m x 3.35m)

Glazed door and windows to rear leading to Conservatory, fitted carpet, coved ceiling, door to Kitchen, TV point, radiator.

CONSERVATORY 11' x 9'6" (3.35m x 2.90m)

Double glazed sliding patio doors to rear garden, double glazed windows to rear and side aspects, wood flooring, poly carb ceiling, wall lights, radiator.

KITCHEN 8'3" x 7'1" (2.51m x 2.16m)

Matching over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Built in eye level oven, electric hob and side plates, space and plumbing for washing machine, space for under counter fridge, wall mounted Ideal login combination boiler (not tested by Agent). Double glazed window to side, built in cupboard, tiled flooring, fully tiled walls, glazed sliding door to rear porch.

MASTER BEDROOM 10'9" x 8'9" (3.28m x 2.67m)

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

BEDROOM TWO 10'3" x 8'3" (3.12m x 2.51m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

REAR PORCH

Double glazed door to rear garden, double glazed windows to side, wood flooring, sliding door to Kitchen.

SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and enclosed shower. Double glazed window to side, tiled flooring, fully tiled walls, chrome heated towel rail.

OUTSIDE FRONT

Small lawn area with plant and shrub borders, side driveway to the front of the garage, exterior light, gated access to rear garden.

OUTSIDE REAR

A small but perfectly formed garden, very private, lawn area, patio area, plant and shrub borders, hardstanding space for a shed, gated access to front.

GARAGE

Up and over door, pitched and tiled roof, security lighting, power and light.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

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

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

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 us 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.