

THORPE ROAD, KIRBY CROSS, ESSEX, CO13 0NH

Price

£425,000

FREEHOLD

- Three Double Bedrooms
- Large Annexe With Separate Bedroom & En-Suite
- Approx. 200' South Facing Garden
- Ample Off Street Parking
- Dining Room & Separate Lounge
- Non-Estate Position
- Close to Kirby's Mainline Railway Station
- Some Modernisation Required With Potential To Extend STPP
- Council Tax Band - D
- EPC Rating - D



FENTONS
ESTATE AGENTS



Situated in a highly sought after non-estate position in Kirby Cross is this impressive detached family home occupying a generous plot with spacious and versatile accommodation throughout. Fentons Estate Agents are delighted to bring to market this rare opportunity and well presented, THREE DOUBLE BEDROOM DETACHED BUNGALOW, benefiting from generously proportioned living accommodation, two bathrooms and a versatile ANNEXE, ideal for guests, dependent relatives or a business opportunity. Externally, the property offers a substantial plot with a 150' SOUTH FACING garden and ample off street parking to the front. The property is conveniently located approximately one and a half miles from Kirby Cross mainline railway station, with the historic village of Thorpe-le-Soken and the popular coastal town of Frinton-on-Sea both within approximately two and a half miles. Frinton offers a range of shopping facilities along Connaught Avenue, together with its attractive seafront and beaches.

Accommodation comprises of approximate room sizes:

Porch

Built in storage cupboards. Radiator. Tiled flooring. Obscured sealed unit double glazed window to front. Hardwood door to:

Entrance Hall

Built in storage cupboards. Radiator. Loft access via loft hatch with pull down ladder. Doors to:

Master Bedroom

10'1" x 21'2"

Radiator. Sealed unit double glazed window to front.

Bedroom Two

Radiator. Sealed unit double glazed window to side.

Kitchen

14' x 8'4"

Fitted with a range of matching fronted units. Square edge work surfaces. Inset ceramic one and a half sink bowl and drainer unit. Inset four ring gas hob. Built in eye level double electric oven. Further range of matching fronted units both eye and floor level. Integrated fridge/freezer and dishwasher. Extractor fan. Part tiled walls. Tiled flooring. Opening to:

Dining Room

13'3" x 15'4"

Two radiators. Built in storage cupboards. Plumbing for washing machine. Sealed unit double glazed windows to rear and side aspects. Sealed unit double glazed patio doors to garden. Opening to:

Lounge

18'9" x 12'4"

Feature brick built fireplace. Two radiators. Sealed unit double glazed window to rear.

Bathroom

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath with wall mounted shower attachment. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to front.

Annexe Lounge

12'3" x 10'1"

Fitted TV unit. Radiator. Sealed unit double glazed window to front. Door to:

Annexe Kitchen

17'5" x 7'2"

Fitted in a range of matching fronted units. Wood effect square edge work surfaces. Inset stainless steel sink bowl and drainer unit. Inset four ring electric hob with oven under and extractor hood above. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Part tiled walls. Wood effect laminate flooring. Underfloor heating. Skylight. Obscured sealed unit double door to front. Sealed unit double glazed window to front. Sealed unit double glazed door to garden.

Annexe Bedroom

11'12" x 12'2"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear. Door to:-

En-suite

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Built in walk-in shower cubicle with wall mounted shower attachment. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part block paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees shrubs and bushes. Featured pond. Outside tap. Outside lights. Enclosed by panelled fencing.

Outside - Front

Large plot mainly laid to lawn. Beds stocking flowers, shrubs, bushes and trees. Paved hard standing area providing off street parking.

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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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.

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.



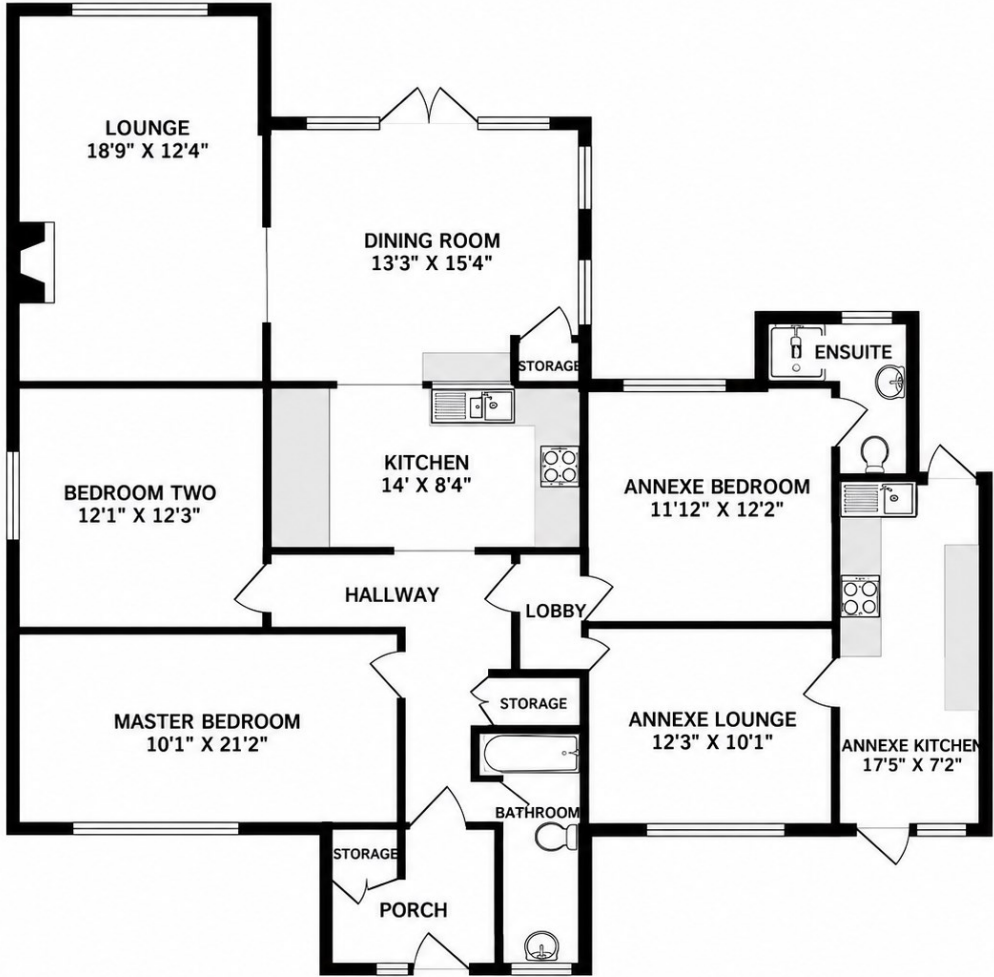
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Call us on
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Council Tax Band
D



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		

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