PAVEYS
ESTATE AGENTS

2, Chelmer Close

Kirby Cross, CO13 0UH

Price £295,000 Freehold



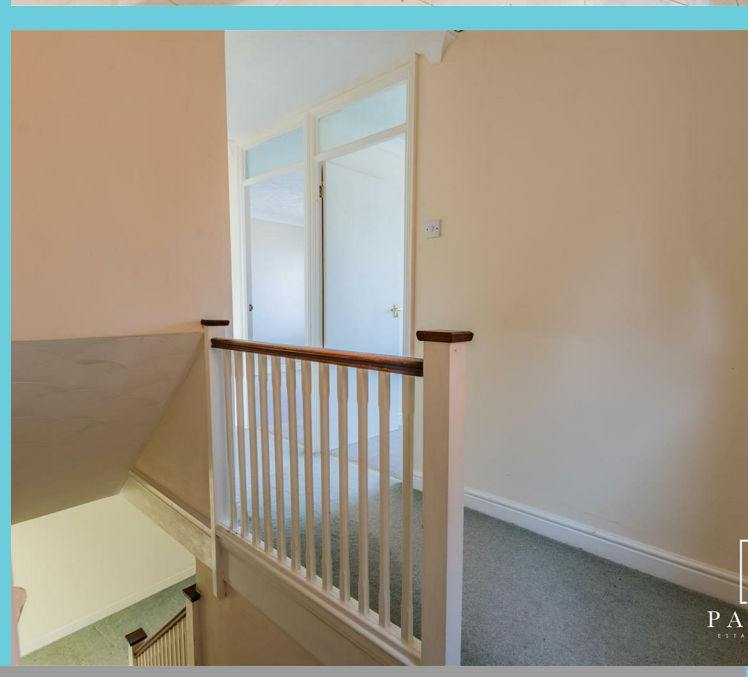












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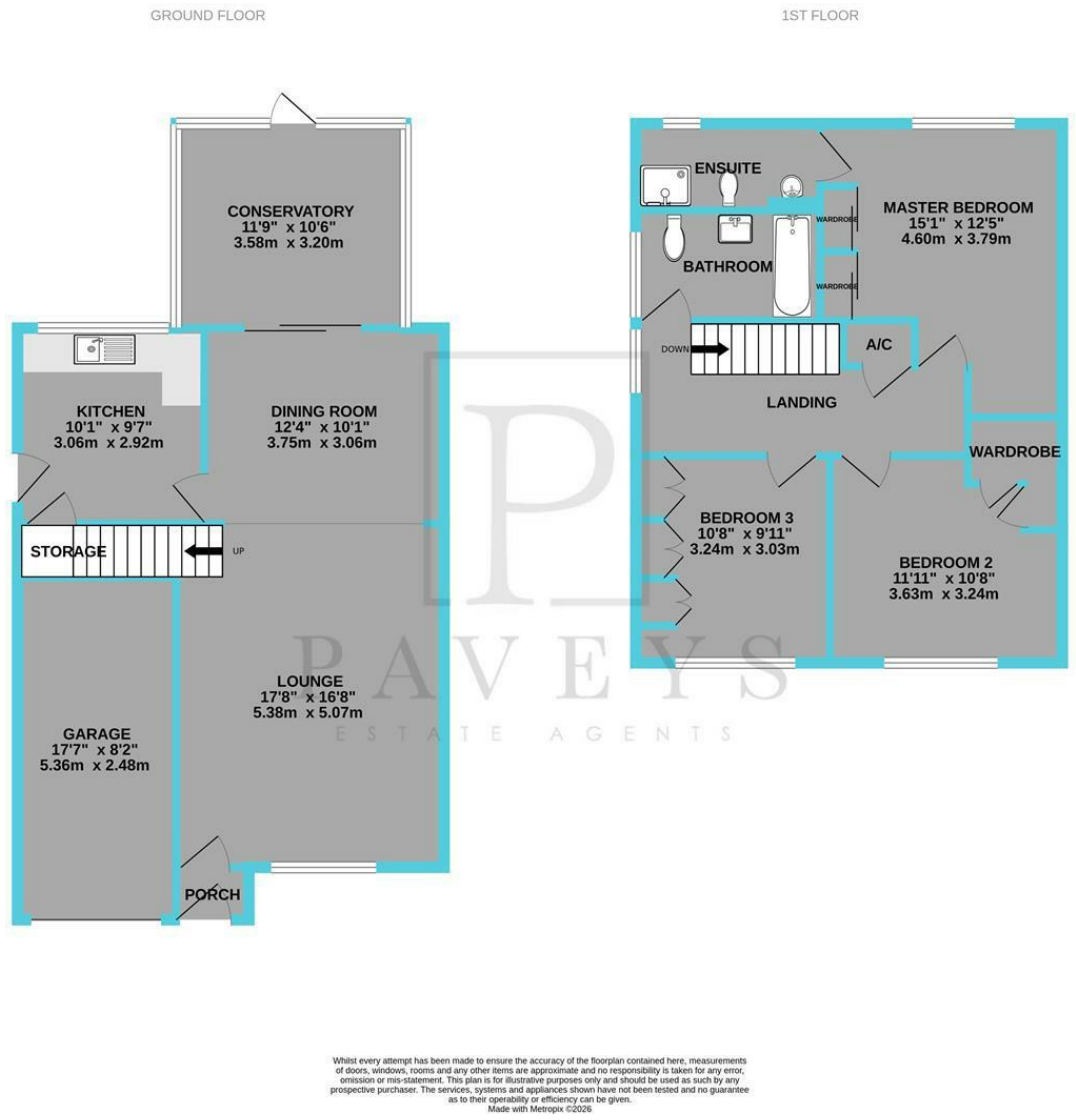
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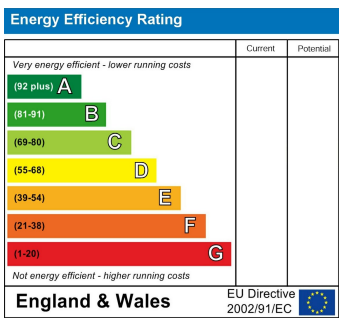
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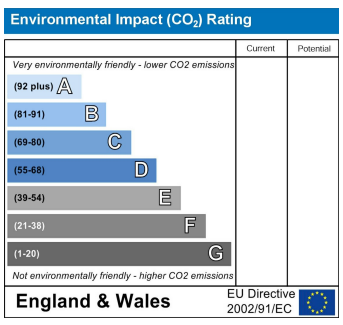
Kirby Cross, CO13 0UH

NO ONWARD CHAIN!! Situated on a generous corner plot within the ever-popular Frietuna Development, this detached family home is offered with no onward chain and presents a fantastic opportunity for those looking to create their ideal home. Tucked away in a quiet cul-de-sac location, the property is conveniently positioned close to local schools, supermarkets and everyday amenities. Inside, the accommodation comprises three double bedrooms, including a principal bedroom with en-suite shower room, two spacious reception rooms and a conservatory overlooking the rear garden. While the property would benefit from a programme of updating, it offers excellent potential and flexible living space for growing families. Outside, the private rear garden provides a secluded setting for relaxation and entertaining, while a garage and driveway offer ample off-road parking. An early viewing is highly recommended to appreciate the space, potential and sought-after location on offer. Call Paveys today!









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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PORCH
UPVC double glazed entrance door to front aspect, fitted carpet, internal door to Lounge, radiator.

LOUNGE 17'8 x 16'8 (5.38m x 5.08m)
Double glazed window to front, fitted carpet, coved ceiling, stair flight to First Floor, open access to Dining Room, radiator.

DINING ROOM 12'4 x 10'1 (3.76m x 3.07m)
Double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, door to Kitchen, radiator.

KITCHEN 10'1 x 9'7 (3.07m x 2.92m)
Over and under counter units, work tops, inset sink and drainer with mixer tap. Space for cooker, fitted extractor, space and plumbing for washing machine, space for under counter white goods. Double glazed window to rear overlooking the garden, double glazed door to side, tiled flooring, part tiled walls, coved ceiling, built in storage cupboard.

CONSERVATORY 11'9 x 10'6 (3.58m x 3.20m)
UPVC construction, double glazed to door to rear garden, double glazed windows to rear and side aspects with views over the garden, tiled flooring, poly carb roof.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to side, fitted carpet, coved ceiling, loft access, built in airing cupboard, radiator.

MASTER BEDROOM 15'1 x 12'5 (4.60m x 3.78m)
Double glazed window to rear, fitted carpet, coved ceiling, door to Ensuite, radiator.

ENSUITE SHOWER ROOM
White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to rear, tiled flooring, coved ceiling, radiator.

BEDROOM TWO 11'11 x 10'8 (3.63m x 3.25m)
Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

BEDROOM THREE 10'8 x 9'11 (3.25m x 3.02m)
Double glazed window to front, fitted carpet, coved ceiling, fitted wardrobes, radiator.

BATHROOM
Three piece suite comprising of low level WC, pedestal wash hand basin and bath with mixer tap. Double glazed window to side, tiled flooring, part tiled walls, shaver point, radiator.

OUTSIDE FRONT
Corner plot frontage, driveway to the front of the garage, lawn area with established shrubs, exterior lighting, gated access to rear garden.

OUTSIDE REAR
Private garden needing some TLC, retaining wall and panel fencing, outside tap, gated access to front.

IMPORTANT INFORMATION
Council Tax Band:
Tenure: Freehold
Energy Performance Certificate (EPC) rating:
The property is connected to electric, gas, mains water and sewerage.

GARAGE 17'7 x 8'2 (5.36m x 2.49m)
Up and over door.

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.

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