

MUMFORDS LANE, KIRBY CROSS, ESSEX, CO13 0NB

Price

£299,995

FREEHOLD

- Two/Three Bedrooms
- Two Reception Rooms
- First Floor Bathroom Which Was Originally The Third Bedroom
 - 21'8" Kitchen/Diner & Separate Kitchen/Breakfast Room
 - First Floor Shower Room
 - Ground Floor Cloakroom/Utility
- Large Landscaped Secluded Rear Garden
 - Garage & Ample Off Street Parking
 - Private Location
- Council Tax Band - D / EPC Rating - D



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ESTATE AGENTS



Fentons are delighted to bring to market this character filled, TWO BEDROOM DETACHED HOUSE. (formerly three bedroom). The property is ideally situated along a sought after lane in Kirby Cross, offering well known scenic walks with a semi-rural feel and convenient access to local amenities. This attractive property offers generous and versatile accommodation, including two reception rooms, a spacious 21' kitchen/diner, separate kitchen/breakfast room, and a bright conservatory overlooking a large, secluded rear garden. Externally, the home benefits from a garage and ample off street parking, while the main bedroom enjoys delightful backwater views from its bay window, adding to the property's unique appeal. Perfectly positioned, the property is within easy reach of Connaught Avenue in Frinton-on-Sea, the seafront, and Kirby Cross railway station.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed composite door leading to:

Porch

Wall light. Tiled flooring. Sealed unit double glazed windows to all aspects. Obscured sealed unit double glazed door leading to:

Hallway

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Radiator. Sealed unit double glazed window to side. Door to:

Cloakroom/Utility

Low level WC. Vanity wash hand basin with cupboard under. Fully tiled walls. Vinyl flooring. Wall mounted boiler providing heating and hot water throughout. Fitted rolled edge work surface with plumbing for washing machine under. Space for tumble dryer. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Snug

13'3" into bay x 11'

Featured fireplace. Laminate flooring. Radiator. Sealed unit double glazed bay window to front. Door to:

Lounge

12'2" x 11'

Laminate flooring. Spotlights. Obscured sealed unit double glazed window to side. Open access to:

Kitchen/Diner

21'8" x 7'7"

Fitted with a range of matching high gloss fronted units. Marble effect rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring induction hob with extractor hood above. Further

selection of units both at eye and floor level. Part marble effect weatherboard splashback. LVT flooring. Spotlights. Two radiators. Sealed unit double glazed windows to rear and side. Sealed unit double glazed door leading to rear garden. Door to conservatory. Open access to:

Kitchen/Breakfast Room

10'9" x 5'8"

Fitted with a range of matching high gloss fronted units. Marble effect rolled edge work surfaces. Built in eye level double electric oven and grill. Fitted breakfast bar ideal for seating. Space for fridge and freezer. Part weatherboard marble effect splashback. LVT flooring. Spotlights. Featured column radiator. Sealed unit double glazed window to side. Obscured sealed unit double glazed door to side providing access to the rear and front gardens.

Conservatory

9'10" x 7'9"

Tiled flooring. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to rear garden.

Landing

Loft access with pull down ladder. Radiator. Sealed unit double glazed window to side. Doors to:

Bedroom One

13'4" into bay x 10'10"

Radiator. Sealed unit double glazed bay window to front offering distant side backwater views.

Bedroom Two

12'3" x 9'4"

Built in airing cupboard housing hot water cylinder and integral shelving. Radiator. Sealed unit double glazed window to rear.

Shower Room

Enclosed walk in shower with fitted shower attachment and rainfall shower head. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.

Bathroom

8'8" x 7'6"

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed bath with shower hose attachment. Tiled splashback. Featured column radiator. Obscured sealed unit double glazed window to rear.

Outside - Rear

Part paved patio areas. Remainder laid to lawn. West Facing. Array of raised beds stocked with flowers shrubs and trees. Additional of shrubs and trees. Outside lights. Sheds to remain. Outside tap. Access to front via both side gates. Private access door to garage. Enclosed by panelled fencing and hedges.

Outside - Front

Block paved driveway providing ample off street parking leading to garage with an up and over door. Remainder laid to shingle.



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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

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

01255 779810

info@fentonsstates.co.uk

www.fentonsstates.co.uk

Council Tax Band

D



| Energy Efficiency Rating | | Current | Potential |
|--|----|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 75 |
| (55-68) D | 64 | | |
| (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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GROUND FLOOR

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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