SYCAMORE WAY, KIRBY CROSS, ESSEX, CO13 0QN

Price

£350,000

FREEHOLD

- Three Double Bedrooms
- Countryside & Distant Sea Views
- Modern Kitchen
- Modern Shower Room
- Garage & Off Road Parking
- South Facing Garden
- Popular Kirby Cross
- Viewing Highly Advised
- Council Tax Band - C
- EPC Rating - D

3 1 1 C

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*** COUNTRYSIDE & DISTANT SEA VIEWS *** Located in the sought after area of Kirby Cross, Fentons are delighted in bringing to market this immaculately presented, THREE BEDROOM DETACHED BUNGALOW. The property is beautifully presented throughout offering spacious accommodation, SOUTH FACING GARDEN and stunning countryside and distant sea views. The property is also conveniently located within half a mile of shopping amenities in Connaught Avenue, Frinton's mainline railway station with links to London Liverpool Street and seafront. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Composite door leading to:

Hallway

Loft access with pull down ladder. Laminate flooring. Radiator. Doors to all rooms. Door to:

Bedroom 1

13'6" x 9'8"

Radiator. Sealed unit double glazed bay window to front.

Bedroom 2

11'4" x 9'8"

Fitted wardrobes. Radiator. Sealed unit double glazed window to side.

Bedroom 3

11' x 7'

Radiator. Sealed unit double glazed window to front.

Shower Room

Modern suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage space under. Fitted double length shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Lounge/Diner

18'3" x 11'4"

Built in airing cupboard housing hot water cylinder. Log burner. LVT flooring. Radiator. Obscured sealed unit double glazed window to side. Two sealed unit double glazed windows to rear. Sealed unit double glazed French doors leading to rear garden. Open access to:

Kitchen

9'10" x 9'7"

Fitted with a range of high gloss fronted units. Square edge worksurfaces. Inset one and a half ceramic bowl sink and drainer unit with mixer tap. Inset five ring gas hob with extractor hood above. Built in double eye level electric ovens. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Enclosed boiler providing heating and hot water throughout. Tiled flooring. Sealed unit double glazed window to rear with views. Sealed unit double glazed door leading to:

Outside - Rear

South facing. Countryside and distant sea views. Patio area. Remainder laid to lawn. Shed to remain. Outside tap. Beds laid to shingle and slate. Enclosed by panelled fencing. Access to front via side gate. Further side gate leading to:

Outside - Side

Hardstanding concrete area leading to garage with double doors housing plumbing

for washing machine. Outside light. Under cover workshop area with polycarbonate roof. Double doors leading to:

Outside - Front

Block paved driveway providing off street parking for several vehicles. Electric car charger.

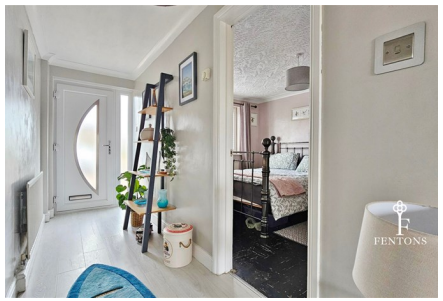
Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 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.

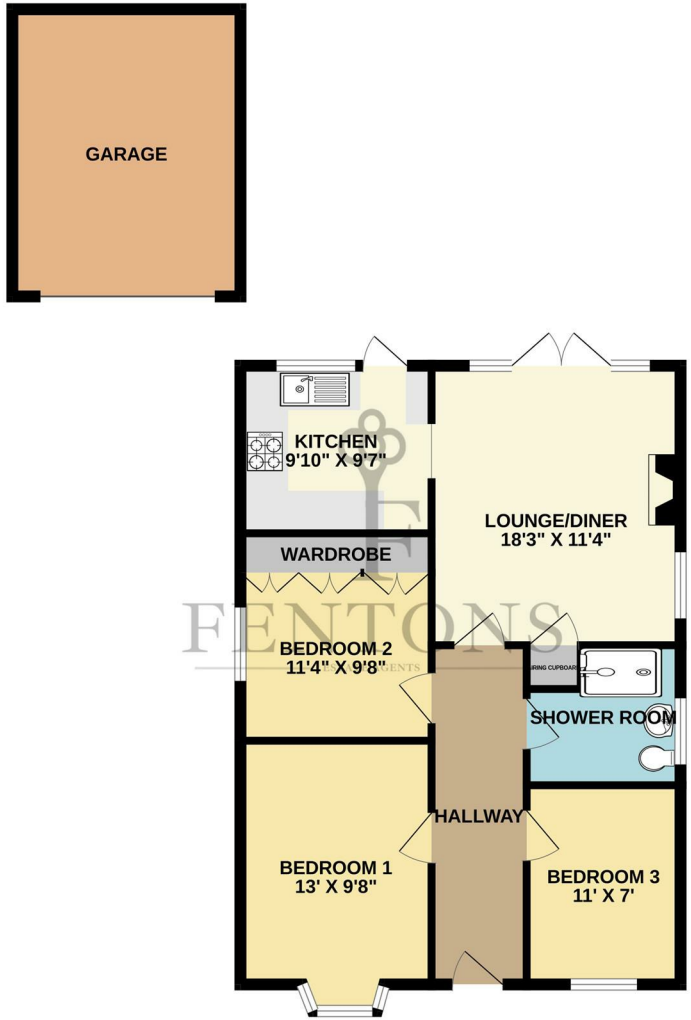
REFERRAL FEES

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.

GROUND 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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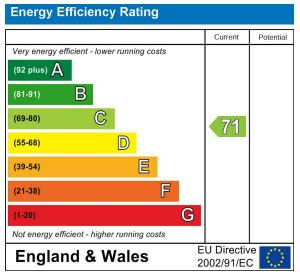
Council Tax Band

C



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