

# ALDRICH CLOSE, KIRBY CROSS, ESSEX, CO13 0FN

Price

**£475,000**

**FREEHOLD**

- Four Bedrooms
- Small Private, Development
- High-End Finish Throughout
  - 20'9" Kitchen/Diner
- 12' Sun Room With Bi-Folding Doors
  - En-Suite To Master Bedroom
- Ground Floor Zoned Underfloor Heating
  - Garage & Off Street Parking
- Energy Efficient Property With Solar Panels
  - EPC Rating B/Council Tax Band - E



**FENTONS**  
ESTATE AGENTS



Situated in small PRIVATE DEVELOPMENT in the sought after area of Kirby Cross, in a quiet, cul-de-sac position, Fentons Estate Agents are have the pleasure in bringing to market this PRESTIGIOUS, FOUR BEDROOM DETACHED HOUSE. The property was newly built in 2020 and benefits from a 20'9" kitchen/dining room opening into a stunning sun room with bi-folding doors leading into the rear garden. There is a ground floor cloakroom and an en-suite and family bathroom on the first floor. In addition to the high-end modern fittings throughout there is independently zoned underfloor heating to the ground floor. Conveniently located within close proximity to Kirby Cross's mainline railway station with links to Liverpool Street and within one and three quarter miles of Frinton's town centre and seafront and internal viewing is strongly advised. Call Fentons today to arrange your viewing appointment.

Accommodation comprises of approximate room sizes.

#### Hallway

Stair flight to first floor. Under stairs storage cupboard. Ceramic tiled flooring with underfloor heating on separate thermostatic control. Spotlights. Doors to:

#### Cloakroom

Modern fitted white suite low level W/C. Vanity wash hand basin with mixer tap and storage cupboards under. Tiled splash back. Ceramic tiled flooring with underfloor heating. Extractor fan

#### Lounge

20'9" x 10'5"

Fitted carpet. Underfloor heating on separate thermostatic control. Spotlights. Sealed unit double glazed sash windows to side and front aspect with fitted shutters.

#### Kitchen/Diner

20'9" x 13'1"

Fitted with a range of modern matching shaker style fronted units. Quartz work surfaces. Inset one and half stainless bowl sink and quartz drainer. Inset five ring 'AEG' gas hob with fitted extractor hood above. Built in eye level electric combination grill/microwave/oven. Built in eye level pyrolytic electric oven. Further selection of matching units both at eye and floor level. Integrated dishwasher. Integrated fridge and freezer. Central island with breakfast bar. Under cupboard lighting. Plinth lighting. Glass display cupboards. Ceramic tiled flooring with underfloor heating on separate thermostatic control. Quartz splashback. Independent Audio music and radio system with built in speakers. Spotlights. Sealed unit double glazed sash window to side. Door to utility. Open plan to:

#### Sun Room

12' x 9'6"

Ceramic tiled flooring with underfloor heating on separate thermostatic control. Roof lantern. Sealed unit double glazed bi-folding doors leading to rear garden.

#### Utility Room

5'9" x 4'8"

Fitted with a range of modern matching shaker style fronted units. Inset stainless steel bowl sink drainer unit with mixer tap. Plumbing for automatic washing machine. Wall mounted combination boiler providing heating and hot water throughout. Ceramic tiled flooring. Extractor fan. Obscured sealed unit double glazed door leading to side.

#### First Floor Landing

Loft access. Built in airing cupboard. Doors to:

#### Master Bedroom

13'2" x 10'4"

Radiator. Sealed unit double glazed sash window to rear. Door to:

#### En-Suite

Modern white suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with sliding door with integrated shower. Fully tiled walls. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed sash window to side.

#### Bedroom Two

12'4" max x 10'

Radiator. Sealed unit double glazed sash window to rear.



### Bedroom Three

10'6" x 10'3"

Radiator. Sealed unit double glazed sash window to front with fitted shutters.

### Bedroom Four

10'1" x 9'5"

Radiator. Sealed unit double glazed sash window to front with fitted shutters.

### Family Bathroom

White suite comprises of low level WC. Vanity wash hand basin with storage cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower. Fully tiled walls. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed sash window to side.

### Outside - Rear

Private south east facing garden. Part patio area. Majority laid to lawn. Borders well stocked with flowers and shrubs. Double outside socket. Outside tap. Enclosed by panel fencing. Private access door to garage. Access to front via side.

### Outside - Front

Part laid to lawn. Hard standing tarmac driveway providing off street parking leading to a garage with an up and over door.



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#### 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.

#### 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.

#### Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2025/2026 £2709.47 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

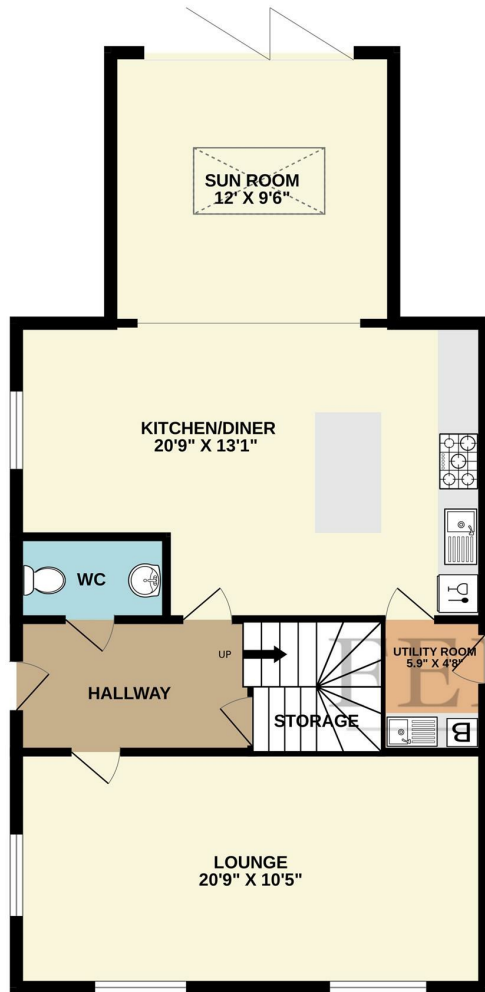


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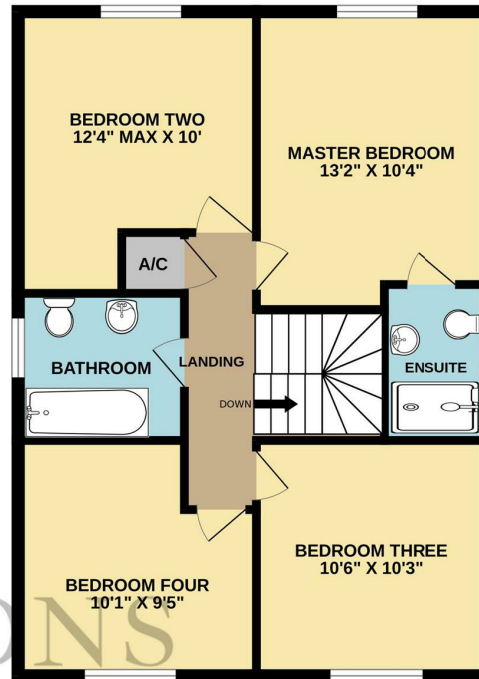




GROUND FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1391 sq.ft. (129.2 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 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**

**E**



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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