



BLAKE &
THICKBROOM



Frinton Road, Kirby Cross CO13 0LD

CHAIN FREE

£325,000

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Discover this charming chain-free, three-bedroom detached bungalow, ideally located in Kirby Cross. Offering comfortable living spaces, an impressive southerly-facing garden, and a single garage, this home provides a wonderful opportunity for its next owners.

Step inside to an inviting 17'9" Lounge, perfect for relaxation and entertaining. The modern Kitchen, measuring 9'3" x 8'1", provides a practical space for culinary endeavours. Adding further versatility, the 12'1" Conservatory offers an additional bright area, seamlessly connecting indoor and outdoor living.

The property benefits from a master bedroom complete with an en-suite shower room, offering a private retreat. There are two further bedrooms, measuring 8'5" x 8'1" and 8'1" x 7'7" respectively, providing ample accommodation. A four-piece family bathroom completes the internal layout, catering to all needs.

Externally, the approximate 95' southerly-facing garden is a particular highlight, featuring timber outbuildings and providing a delightful outdoor space for enjoyment and relaxation. The property also benefits from a single garage and off road parking, ensuring convenience.

Located on Frinton Road in Kirby Cross, the property offers convenient walk-in access to local amenities and the surrounding area.

Viewings are highly recommended to appreciate the quality and potential of this lovely home.

Lounge - 5.41m x 3.48m (17'9" x 11'5")

Kitchen - 2.82m x 2.46m (9'3" x 8'1")

Conservatory - 3.68m x 3.38m (12'1" x 11'1")

Bedroom One - 4.39m x 2.69m (14'5" x 8'10")

En-Suite - 1.65m x 1.45m (5'5" x 4'9") White Suite

Bedroom Two - 2.57m x 2.46m (8'5" x 8'1")

Bedroom Three - 2.46m x 2.31m (8'1" x 7'7")

Garage - 4.9m x 2.41m (16'1" x 7'11" Max) Wall Mounted Gas Boiler

Garden - Approx 95' in Length, Southerly Facing with Timber Outbuildings

Tenure: Freehold

Property Type: Detached Bungalow

- Master Bedroom With En-Suite Shower Room
- Two Further Bedrooms
- 17'9 Lounge
- 12'1 Conservatory
- Modern Kitchen
- Four Piece Family Bathroom
- Gas Heating System
- Approx 95' Southerly Facing Garden
- Garage & Parking
- Chain Free

Material information for this property:

Tenure is Freehold.

Council Tax Band: D.

EPC Rating: To be confirmed.

Services connected:

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Prospective purchasers should be directed to Checker.ofcom.org.co.uk to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - None.

Non standard property features to note - None.







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