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57, Woodpecker Way

Kirby Cross, CO13 0GL

Guide price £420,000 Freehold



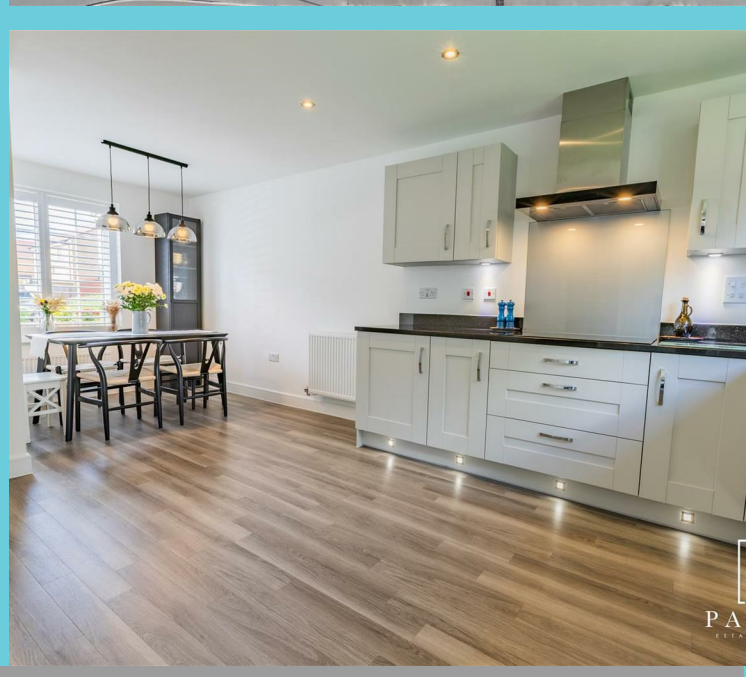












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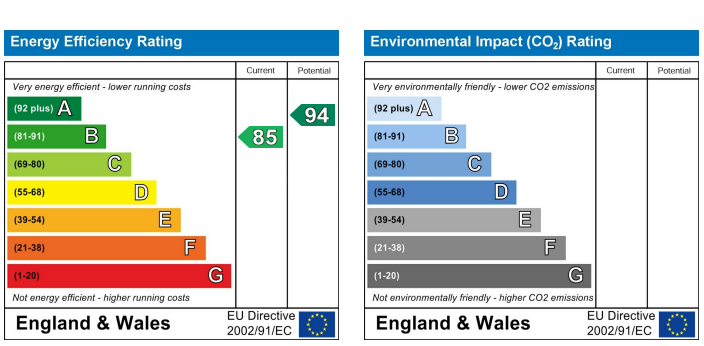
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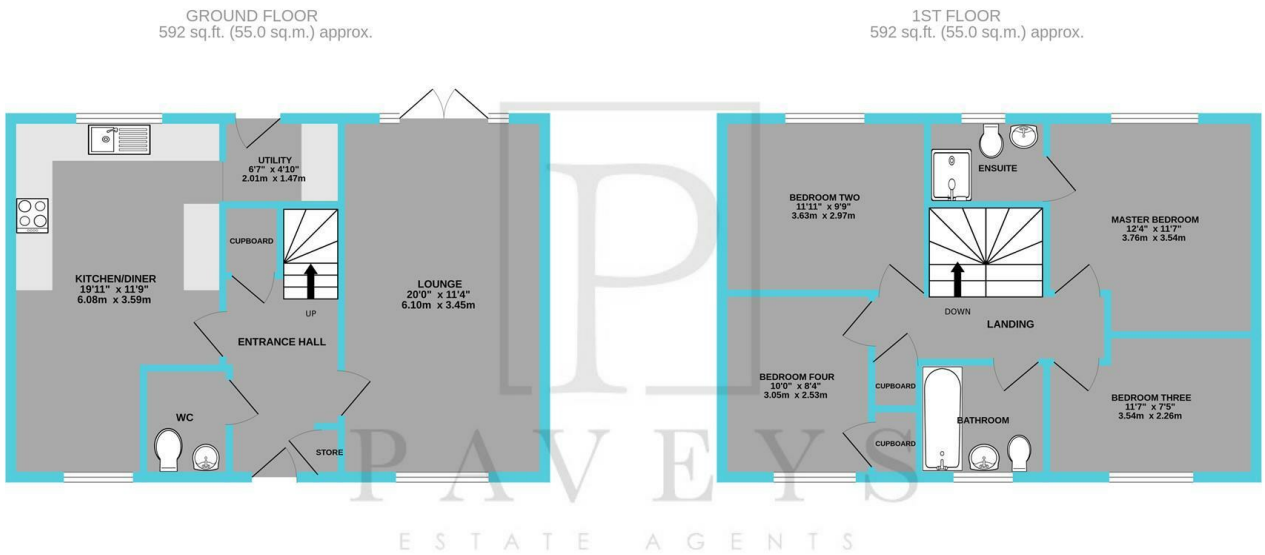
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~~~~~GUIDE PRICE £420,000-£430,000 ~~~~~

Paveys have the pleasure in bringing to the market this STUNNING DETACHED HOUSE situated on the "The Laurels" Taylor Wimpey site in the village of Kirby Cross. This beautiful modern property has a stylish and modern interior and is in excellent decorative order from top to bottom. The property offers all the benefits of a eco-friendly property and has been complemented with the addition of fitted shutters, bespoke fitted wardrobes and wall panelling. The ground floor offers a spacious lounge with doors to the garden, attractive kitchen dining room with integrated appliances and attached utility room. Upstairs is the master bedroom with attached ensuite, three further double bedrooms and bathroom. The rear garden is beautifully maintained and very secluded. To the front is a detached garage with driveway. The Laurels is a development of family homes surrounded by landscaped green spaces and play areas. Kirby Cross has many amenities including a convenience store, launderette, barbers, fish & chip shop, primary school and railway station with services to London Liverpool Street. Call Paveys today to arrange your appointment to view.







TOTAL FLOOR AREA : 1184 sq.ft. (110.0 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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ENTRANCE HALL
Composite entrance door to front aspect, LVT flooring, smooth ceiling, stair flight to First Floor, door to Cloakroom, under stairs storage cupboard, radiator.

CLOAKROOM
White suite comprising low level WC and pedestal wash hand basin. LVT flooring, smooth ceiling, radiator.

LOUNGE 20' x 11'4 (6.10m x 3.45m)
Double glazed window to front with fitted shutters, double glazed double doors and full height panels to rear leading to the garden, fitted carpet, smooth ceiling, TV point, radiators.

KITCHEN DINING ROOM 19'11 x 11'9 (6.07m x 3.58m)
Extensive range of over and under counter units, granite work tops and upstands, inset undermount sink with mixer tap. Built in AEG double oven, induction hob with extractor hood over, integrated fridge freezer, integrated dishwasher. Double glazed window to front, fitted shutters, LVT flooring, smooth ceiling, spot lights, under unit lighting, door to Utility Room, radiator.

UTILITY ROOM 6'7 x 4'10 (2.01m x 1.47m)
Over and under counter units, work tops and upstands, cupboard housing wall mounted boiler (not tested by Agent), integrated washing machine. Double glazed door to side, LVT flooring, smooth ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING
Fitted carpet, smooth ceiling, loft access, built in airing cupboard, radiator.

MASTER BEDROOM 12'4 x 11'7 (3.76m x 3.53m)
Double glazed window to rear, fitted shutters, fitted carpet, wall lights, smooth ceiling, door to Ensuite, radiator.

ENSUITE TO MASTER BEDROOM
Modern white suite comprising of low level WC, pedestal wash hand basin and walk in shower. Double glazed window to rear, tiled flooring, part tiled walls, wall light, chrome heated towel rail.

BEDROOM TWO 11'11 x 9'9 (3.63m x 2.97m)
Double glazed window to rear overlooking the garden, fitted shutters, fitted carpet, smooth ceiling, fitted wardrobes, wall lights, radiator.

BEDROOM THREE 11'7 x 7'5 (3.53m x 2.26m)
Double glazed window to front and side aspects, fitted shutters, fitted carpet, smooth ceiling, built in wardrobe, radiator.

BEDROOM FOUR 10' x 8'4 (3.05m x 2.54m)
Double glazed window to front, fitted shutters, fitted carpet, smooth ceiling, extensive range of fitted wardrobes, radiator.

BATHROOM
Modern white suite comprising of low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to front, tiled flooring, fully tiled walls, smooth ceiling, extractor fan, shaver point, chrome heated towel rail.

OUTSIDE FRONT
Pretty flower and shrub borders to the front of the property, driveway to the side of the property providing off road parking, exterior lighting, gated access to rear garden.

OUTSIDE REAR
A wonderful, secluded garden with manicured lawn, retaining panel fencing, patio area, flower borders, exterior lighting, gated access to front.

DETACHED GARAGE
Up and over door, pitched and tiled roof, power and light connected (not rested by Agent).

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

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.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £48 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.
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