



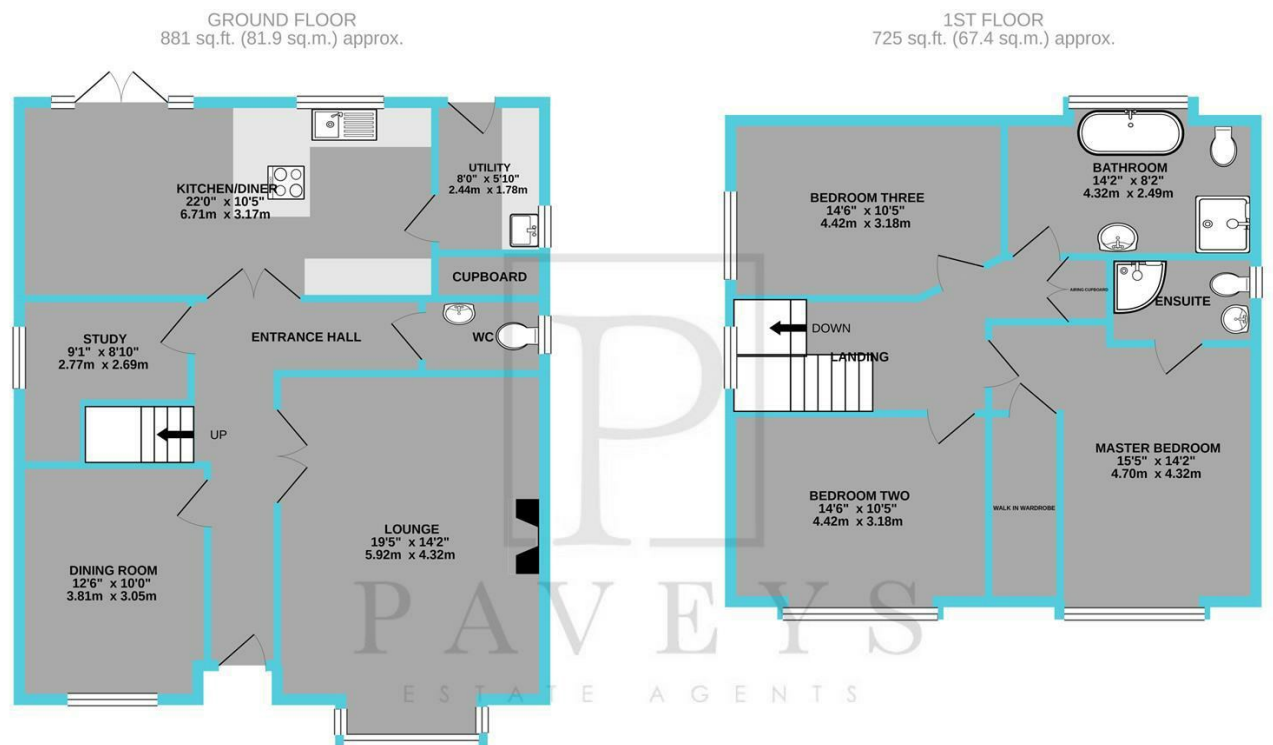
1A, Halstead Road  
Kirby Cross, CO13 0LW

Offers in excess of £450,000 Freehold



PAVEYS  
ESTATE AGENTS

Paveys have the pleasure in bringing to the marketing this SUPERB FOUR DOUBLE BEDROOM DETACHED HOUSE which is beautifully presented and maintained throughout and offers fantastic family accommodation. The ground accommodation offers oak flooring, under floor heating, a 22ft modern kitchen diner with doors to the garden, large formal lounge with feature fireplace, two further reception rooms, cloakroom and utility. Upstairs is the master bedroom with en-suite shower room, two further double bedrooms and stunning family bathroom. The whole property is in exceptional decorative order with oak internal doors. In addition there is a refurbished 22ft loft room with power, heating and light. The landscaped rear garden has a resin patio and detached multi purpose outbuilding. To the front of the property is a generous driveway providing ample off road parking. Kirby Cross has many facilities including shops, schools and excellent transport links. An internal viewing is highly recommended. Call Paveys today to arrange a viewing.



TOTAL FLOOR AREA: 1606 sq.ft. (149.2 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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Energy Efficiency Rating	
Current	Potential
75	83

Very energy efficient - lower running costs  
(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

#### ENTRANCE HALL

Composite entrance door with inset glass to front aspect, oak flooring, under floor heating, smooth and coved ceiling, spot lights, stair flight to First Floor, feature double doors to Lounge.

#### LOUNGE 19'5 x 14'2 (5.92m x 4.32m)

Double glazed box bay window to front, oak flooring, under floor heating, smooth and coved ceiling, fitted wall lights, feature red brick fireplace with brick hearth and fuel burner inset, TV point.

#### DINING ROOM 12'6 x 10' (3.81m x 3.05m)

Double glazed window to front, oak flooring, under floor heating, smooth and coved ceiling,

#### STUDY 9'1 x 8'10 (2.77m x 2.69m)

Double glazed window to side, oak flooring, under floor heating, smooth ceiling.

#### CLOAKROOM

Modern white suite comprising low level WC and vanity wash hand basin. Double glazed window to side, oak flooring, under floor heating, smooth ceiling.

#### KITCHEN DINER 22' x 10'5 (6.71m x 3.18m)

Double glazed French doors with side panels to rear garden, double glazed window to rear, oak flooring, under floor heating, feature corning with inset spot lights, TV point.

Kitchen: Matching cream high gloss over and under counter units, granite work tops and upstands, inset stainless steel one and half bowl sink with mixer tap. Built in Neff double oven, Neff hob with designer extractor over, Samsung American style fridge freezer with built in water dispenser (available under separate negotiation), integrated Bosch dishwasher, built in cupboard housing wall mounted boiler (not tested), breakfast bar, door to Utility Room.

#### UTILITY ROOM 8' x 5'10 (2.44m x 1.78m)

Matching cream high gloss over and under counter units, granite work tops and upstands, inset stainless steel sink with mixer tap. UPVC double glazed door with inset glass to rear, double glazed window to side, space and plumbing for washing machine, space for tumble dryer, oak flooring, under floor heating, smooth ceiling.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, smooth and coved ceiling, access via ladder to Loft Room, inset spot lights.

##### MASTER BEDROOM 15'5 x 14'2 (4.70m x 4.32m)

Double glazed window to front, oak flooring, smooth ceiling, spot lights, door to walk in wardrobe, door to En-Suite, radiator.

##### EN-SUITE TO MASTER BEDROOM

Modern white suite comprising low level WC, vanity wash hand basin and corner shower cubicle. Double glazed window to side, tiled floor, fully tiled walls, under floor heating, chrome heated towel rail.

##### WALK IN WARDROBE

Oak flooring, smooth ceiling, range of fitted hanging rails.

##### BEDROOM TWO 14'6 x 10'5 (4.42m x 3.18m)

Double glazed window to front, oak flooring, smooth ceiling, radiator.

##### BEDROOM THREE 14'6 x 10'5 (4.42m x 3.18m)

Double glazed window to side, oak flooring, smooth ceiling, radiator.

#### BATHROOM 14'2 x 8'2 (4.32m x 2.49m)

Modern white suite comprising low level WC, feature vanity wash hand basin, freestanding bath with mixer taps and shower attachment and large walk in shower with rainfall shower. Double glazed window to rear, tiled floor, part tiled walls, smooth ceiling, spot lights, built in television, under floor heating, heated towel rail.

#### LOFT ROOM 22'9 x 9'10 (6.93m x 3.00m)

Fitted carpet, smooth ceiling, eaves storage, radiator.

#### OUTSIDE FRONT

The property is accessed via a shared driveway which is owned by No.1 Halstead Road and this property has right of way over onto its own driveway which provides generous off road parking for approximately 5 vehicles. Boarded by mature hedgerow and plants, panel fencing, gated access to rear garden.

#### OUTSIDE REAR

A private landscaped garden with resin patio, lawn area bordered by raised sleepers and shrub borders, outside tap, panel fencing, gated access to front.

#### OUTBUILDING 12'5 x 12'2 (3.78m x 3.71m)

Superb multi purpose outbuilding presently used as a work shop but could be used as a Home Office or Summer House. Timber construction, pitched and tiled roof, double glazed French doors to front, double glazed window to front, power and light connected (not tested), exterior light socket.

#### IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: C

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 £45 (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.