

18, Grasmere Gardens

Kirby Cross, CO13 0SX

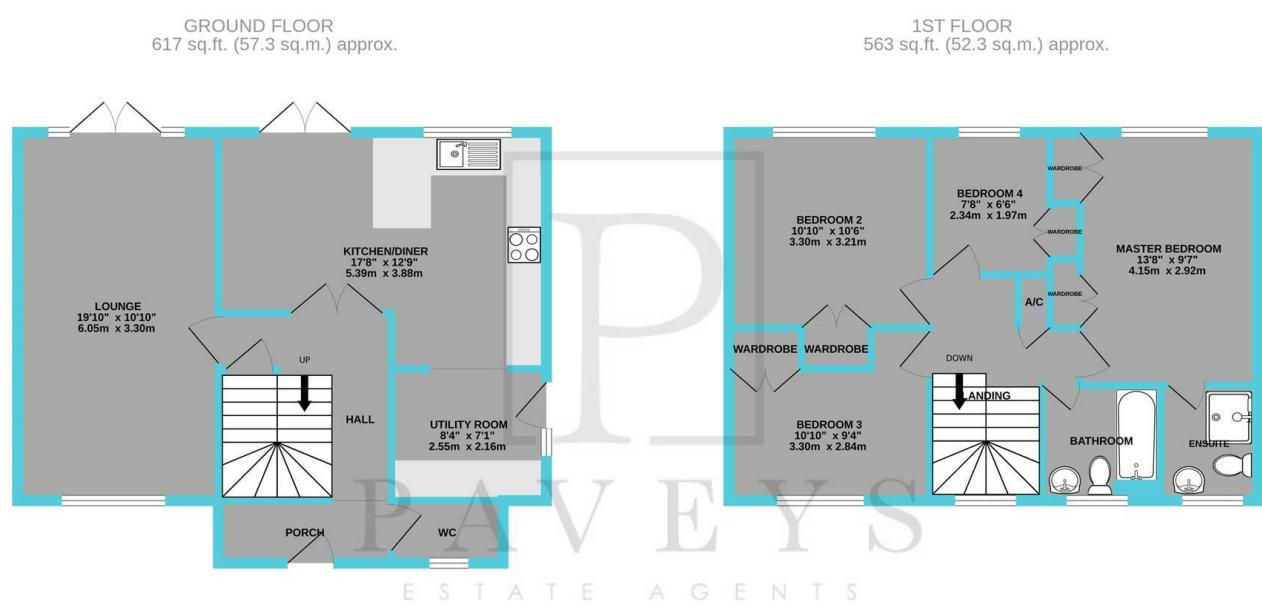
Price £440,000 Freehold

Paveys have the pleasure in offering for sale this SPACIOUS & BEAUTIFULLY MODERNISED FAMILY HOME positioned in a peaceful cul-de-sac on the Fretuna Development. The property occupies a good sized plot of landscaped gardens with a double garage and sits adjacent to green open spaces. The property has undergone a programme of major refurbishment with the addition of a contemporary kitchen with appliances, newly fitted shower room and bathroom suites, feature window shutters, landscaped gardens and newly laid driveway. Key features include a formal lounge, open plan kitchen diner with doors to the garden, attached utility room and cloakroom. Upstairs is the master bedroom with ensuite, three further bedrooms and the family bathroom. It is centrally positioned within a short distance of both Hamford Primary Academy and Tendring Technology School Upper Campus and within easy reach of Tesco's Superstore and location recreation park. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		82	
(69-80) C			68
(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		



TOTAL FLOOR AREA: 1180 sq.ft. (109.6 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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### PORCH

Composite entrance door with matching double glazed side panels, laminate flooring, coved ceiling, door to cloakroom, open access to Entrance Hall, radiator.

### ENTRANCE HALL

Laminate flooring, stair flight to First Floor, built in storage cupboard, spot lights, glazed double doors to Kitchen Diner, radiator.

### CLOAKROOM

Newly fitted white suite comprising low level WC and wash hand basin. Double glazed window to front, fitted shutters, laminate flooring, part tiled walls, chrome heated towel rail.

### LOUNGE 19'10" x 10'10" (6.05m x 3.30m)

Double glazed window to front, fitted shutters, double glazed double doors and side panels to rear garden, fitted carpet, coved ceiling, feature contemporary electric fire, radiators.

### KITCHEN DINER 17'8" x 12'9" (5.38m x 3.89m)

Stylish, newly fitted range of over and under counter units, work tops over, matching splash back, inset sink and drainer with pull down tap, breakfast bar. Twin built in eye level Hotpoint ovens, Hotpoint induction hob with extractor hood over, built in wine fridge. Double glazed window to rear, fitted shutters, double glazed double doors and matching side panels to rear garden, laminate flooring, smooth ceiling, spot lights, open access to Utility Room, upright radiator.

### UTILITY ROOM 8'4" x 7'1" (2.54m x 2.16m)

Stylish, newly fitted range of over and under counter units, work tops over, matching splash back. Space and plumbing for washing machine, spaces for tumble dryer and American style fridge freezer. UPVC double glazed door and window to side, laminate flooring, smooth ceiling, radiator.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Double glazed window to front, fitted shutters, fitted carpet, built in airing cupboard, loft access.

### MASTER BEDROOM 13'8" x 9'7" (4.17m x 2.92m)

Double glazed window to rear, fitted shutters, fitted carpet, coved ceiling, twin built in wardrobes with storage above, door to Ensuite Shower Room, radiator.

### ENSUITE SHOWER ROOM

Newly fitted modern white suite comprising of low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to front, fitted shutters, laminate flooring, aqua board wall, chrome heated towel rail.

### BEDROOM TWO 10'10" x 10'6" (3.30m x 3.20m)

Double glazed window to rear, fitted shutters, fitted carpet, built in wardrobe with storage above, radiator.

### BEDROOM THREE 10'10" x 9'4" (3.30m x 2.84m)

Double glazed window to front, fitted shutters, fitted carpet, radiator.

### BEDROOM FOUR 7'6" x 6'6" (2.29m x 1.98m)

Double glazed window to rear, fitted shutters, fitted carpet, built in wardrobe with storage above, radiator.

### BATHROOM

Newly fitted modern white suite comprising of low level WC, vanity wash hand basin and bath with shower over. Double glazed window to front, fitted shutters, laminate flooring, aqua board wall, chrome heated towel rail.

### OUTSIDE FRONT

Private corner plot garden with retaining wall and fencing, laid to lawn, newly laid block paved driveway and pathway, exterior lighting, gated access to rear garden.

### OUTSIDE REAR

Pretty landscaped garden with newly laid slate patio, the remainder is laid to lawn with flower and shrub borders, retaining panel fencing, retaining wall, gated access to front.

### DETACHED DOUBLE GARAGE

Twin up and over doors, pitched and tiled roof, power and light connected (not tested by Agent), newly laid hardstanding driveway to the front providing off road parking.

### IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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 us 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.