

THORPE ROAD, KIRBY CROSS, ESSEX, CO13 0NQ

Price

£500,000

FREEHOLD

- Four Double Bedrooms
- First Floor Bathroom & Separate Shower Room
- Home Office/Outbuilding
- Secluded Rear Garden With Farmland Views
- Ample Off Street Parking
- Study/Bedroom 5
- Three Reception Rooms
- Ground Floor WC/Utility
- Council Tax Band - E
- EPC Rating - TBC



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Situated in the sought after village of Kirby Cross, Fentons are delighted to bring to market this impressive and modern, FOUR BEDROOM DETACHED FAMILY HOME. The property offers spacious and versatile accommodation throughout including three reception rooms, study/fifth bedroom, WC/utility room and a home office/outbuilding. The property further enjoys a secluded rear garden with attractive FARMLAND VIEWS along with ample off street parking. Thorpe Road is conveniently positioned within easy reach of Kirby Cross railway station and just a short distance from Frinton High Street, seafront and mainline railway station.

Accommodation comprises of approximate room sizes

Composite entrance door leading to:-

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Two radiators. Double glazed stable door to side. Door to:-

Dining Room

10'10" x 9'7"

Laminate flooring. Radiator. Double glazed window to front with fitted shutters. Open access to:-

Lounge

17'4" x 11'4"

Laminate flooring. Radiator. Double glazed bi-folding doors leading on to rear garden.

Kitchen

10'10" x 10'8"

Fitted with a range of matching fronted units. Rolled edge worksurfaces. Inset double butler sink with mixer tap. Inset four ring electric hob with extractor hood above. Built in double eye level electric ovens. Built in eye level microwave. Integrated dishwasher and fridge/freezer. Part tiled walls. Vinyl flooring. Additional eye level unit with shelving. Glass display unit. Vertical radiator. Spotlights. Double glazed window to front with fitted shutters.

Snug

10'3" x 9'2"

Laminate flooring. Radiator. Double glazed windows to rear. Double glazed door leading to rear garden.

Cloakroom/Utility Room

10'3" x 4'10"

Low level w/c. Pedestal wash hand basin. Fitted storage cupboard housing boiler providing heat and hot water throughout. Laminate flooring. Radiator. Obscured double glazed window to rear.

Landing

Built in airing cupboard housing hot water cylinder. Loft access. Radiator. Double glazed window to side. Door to:-

Bathroom

Suite comprises low level. Pedestal wash hand basin. Roll top bath with floor mounted hot and cold taps with separate shower hose attachment. Mosaic tiled flooring. Fitted eye level cupboard. Wall mounted vertical radiator and towel rail. Obscured double glazed window to rear.

Bedroom 4

10'3" x 8'8"

Built in wardrobe. Radiator. Double glazed window to rear with farmland views.

Bedroom 1

14'3" x 10'10"

Built in wardrobe and shelving. Radiator. Double glazed windows to front with fitted shutters.

Bedroom 3

13'5" x 9'

Built in wardrobe. Radiator. Double glazed window to rear with farmland views.

Bedroom 2

10'10" x 9'7"

Built in wardrobe. Radiator. Double glazed window to front with fitted shutters.

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Shower Room

Enclosed shower cubicle with wall mounted attachments. Pedestal wash hand basin. Fully weatherboarded. Mosaic tiled flooring. Heated towel rail. Obscured double glazed window to side.

Outside - Rear

Part paved areas. Remainder laid to lawn. Additional barked area. Outside tap. Access to front via side gate with additional shingled area. Enclosed by panelled fencing. Double glazed doors leading to:-

Home Office

22'2" x 9'4"

Laminate flooring. Spotlights. Double glazed windows to side and front aspect.

Outside - Front

Large shingled driveway providing off street parking for multiple vehicles. Storm porch. Enclosed by panelled fencing and shrubs to the front creating privacy.



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 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

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

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.



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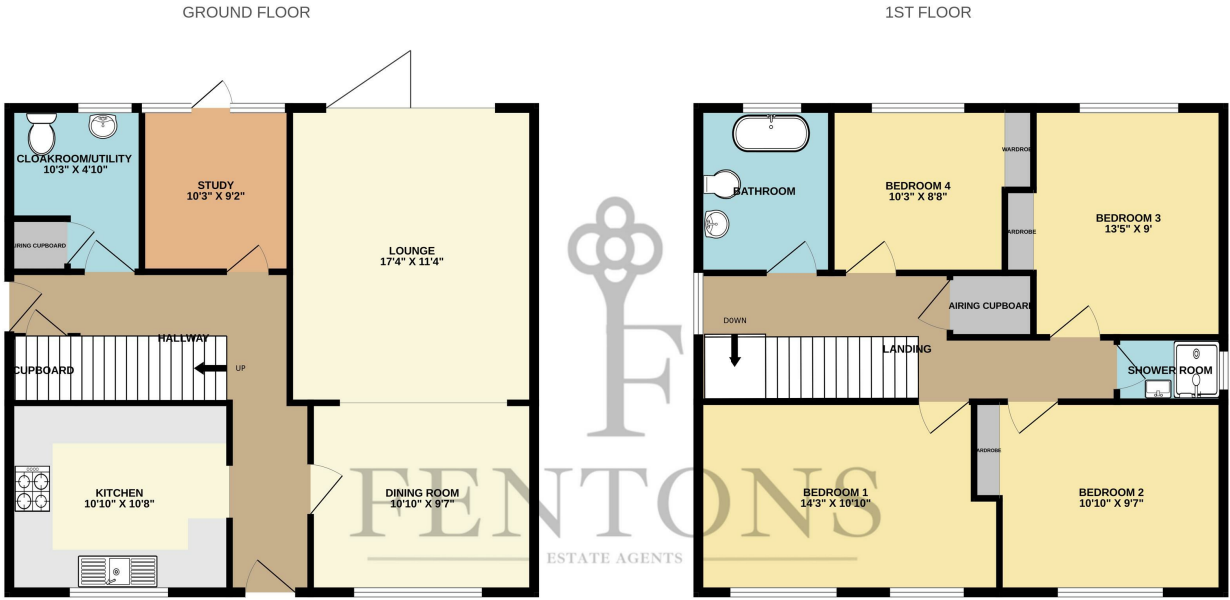
Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
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

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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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