

FRINTON ROAD, KIRBY CROSS, ESSEX, CO13 0HJ

Price

£475,000

FREEHOLD

- Four Bedrooms
- Stunning En-Suite To Master Bedroom
- 18'8" Kitchen/Diner & Separate Utility
 - Modern Family Shower Room
 - 60'+ Wraparound Rear Garden
 - 13'8 x 11'6" Lounge/Snug
 - Sought After Non-Estate Position
- Ample Off Street Parking & Detached Garage
 - No Onward Chain
- Council Tax Band - D/ EPC Rating C

 4  2  2  C

FENTONS
ESTATE AGENTS



Being offered with NO ONWARD CHAIN and situated in a highly sought after non-estate location, Fentons are delighted to bring to market this exceptional, EXTENDED, FOUR BEDROOM DETACHED BUNGALOW. The property has been thoughtfully renovated throughout and features a modern en-suite bathroom to the master bedroom, an impressive 18'8" kitchen/dining room with a vaulted ceiling, and a 60ft wraparound garden. Additional benefits include a detached garage and ample off street parking. Located in the popular area of Kirby Cross, the property is within easy reach of local bus routes and is conveniently positioned within one mile of Frinton's town centre, offering a variety of shopping amenities, the seafront, and a mainline railway station with direct links to London Liverpool Street. It is in the valuer's opinion, an internal viewing is highly recommended to fully appreciate the quality and space of accommodation on offer.

Accommodation comprises of approximate room sizes:

Sealed unit composite entrance door with picture length double glazed window leading to:

Hallway

Built in storage cupboard. Wood effect Karndean flooring. Radiator. Open aspect to kitchen/diner. Door to:

Master Bedroom

15'3" x 11'10"

Inset ornamental feature fireplace. Radiator. Wood effect Karndean flooring. Sealed unit double glazed Georgian style window front. Door to:

En-Suite

Modern white suite comprises low level w/c. Pedestal wash hand basin. Oval free standing bath with free standing mixer tap. Inset ornamental shelving with feature lighting. Part tiled walls. Part tiled/part wood flooring. Heated towel rail. Extractor fan. Sealed unit double glazed Georgian style window to rear.

Bedroom 2

11'4" x 9'1"

Wood effect Karndean flooring. Radiator. Sealed unit double glazed Georgian style window to side. Loft access with ladder housing combination boiler.

Bedroom 3

9' x 8'

Wood effect Karndean flooring. Radiator. Sealed unit double glazed Georgian style window to front.

Shower Room

Newly fitted modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted double length shower cubicle with shower and over head rainfall shower. Fitted glass shower screen. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed Georgian style window to side.

Bedroom 4/Study

9'6" x 4'9"

Fitted desk with storage drawer and cupboard under. Inset shelving. Sealed unit double glazed Georgian style window to side.

Lounge

13'8" x 11'6"

Fitted shelving and storage cupboard. Vertical radiator. Sealed unit double glazed Georgian style window to side. Door leading to:-

Kitchen/Diner

18'8" x 15'1"

Luxury fitted with a range of modern matching fronted units. Solid bevelled edge stone worksurfaces with inset butler style sink and drainer. 'Rangemaster' six burner cooker to remain with extractor hood above. Integrated fridge/freezer and dishwasher. Pull out larder. Fitted pantry cupboard. Centre island with solid wood worksurface incorporating a breakfast bar. Wood effect Karndean flooring. Sealed unit double glazed Georgian style window to rear. Sealed unit double glazed bi-folding doors giving access to rear.

Outside - Rear

60' approx

Patio area. Majority laid to lawn. Mature trees and bushes. Wooden storage shed. Enclosed by

panelled fencing. Open access to side leading to a detached garage with private access door. To the alternate side there is a large lawn garden area providing further open space.

Outside - Front

Low maintenance. Majority shingled with hardstanding driveway providing ample off street parking for several vehicles. Enclosed raised beds with array of shrubs and bushes. Low level picket fence. Garage with double doors.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2025/2026 £2216.84 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



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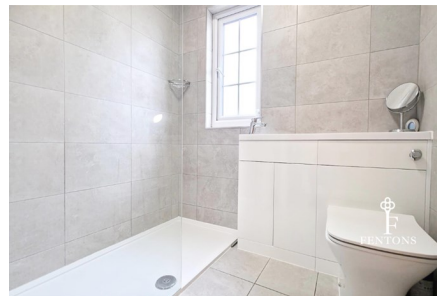
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

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

Disclaimer - Wide Angle Lens Etc

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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GROUND FLOOR



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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Call us on

01255 779810

info@fentonsestates.co.uk

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Council Tax Band

D



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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