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30, Thorpe Road

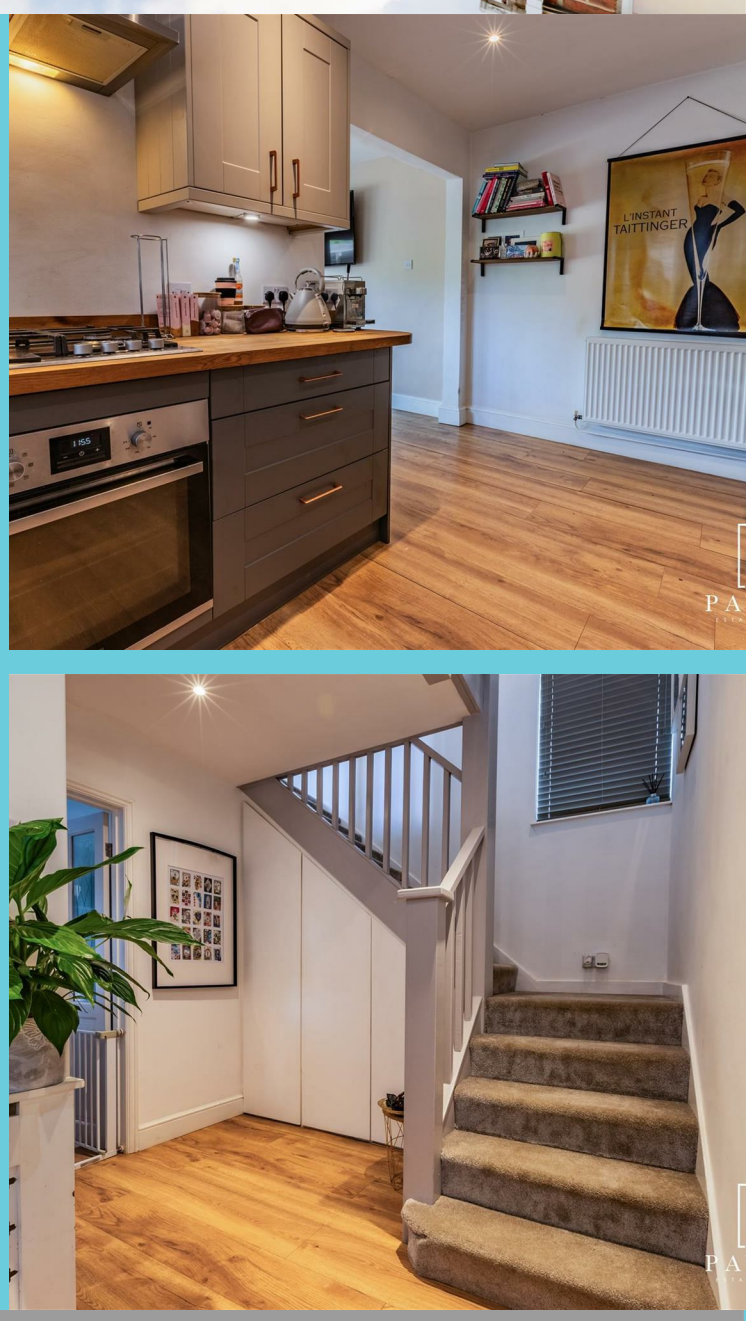
Kirby Cross, CO13 0LT

Guide price £350,000 Freehold









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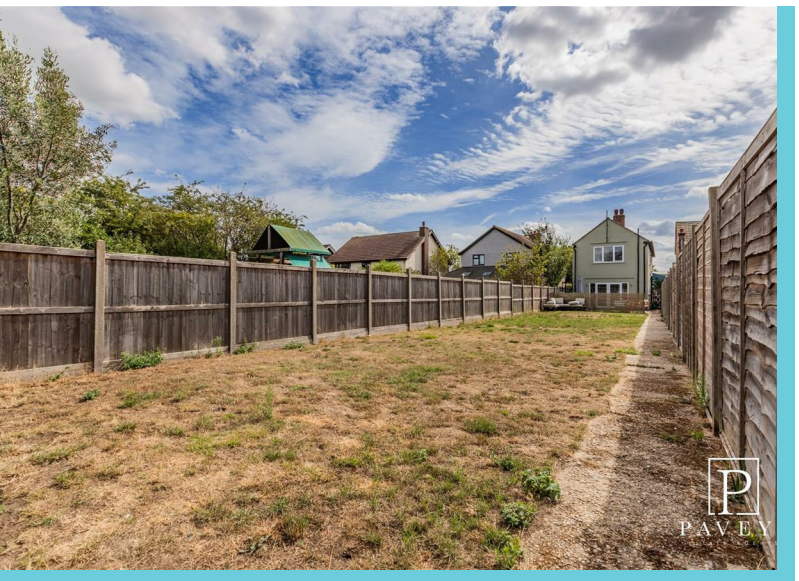
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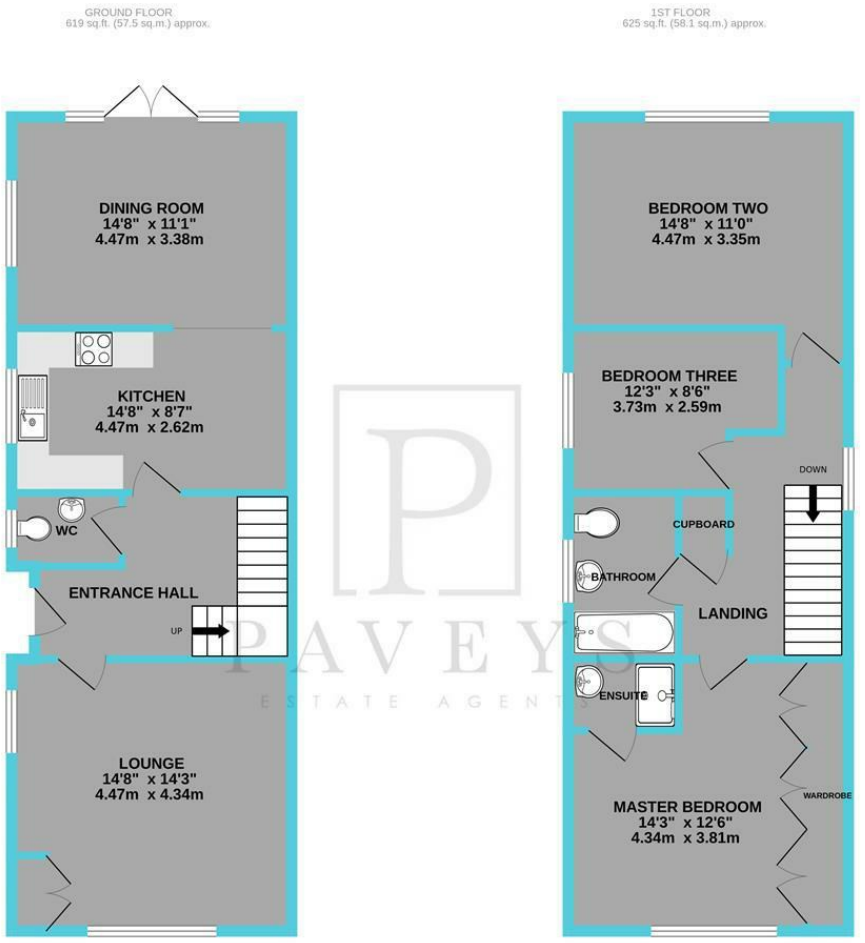
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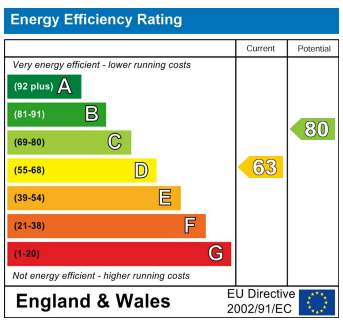
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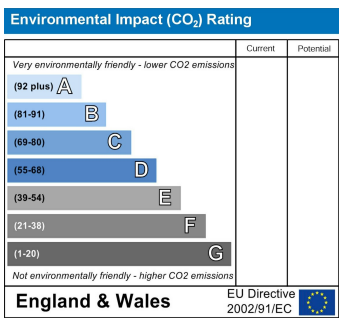
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*** GUIDE PRICE £350,000-£365,000 *** New to the market is this DETACHED FAMILY HOME with IMPRESSIVE 150FT REAR GARDEN and OFF ROAD PARKING located in the village of Kirby Cross. "Silver Thorne" is conveniently positioned within easy reach Kirby Cross Railway Station with services to Chelmsford and London Liverpool Street, Kirby Primary School, local shops and bus routes. Key features include a formal lounge, kitchen and dining room with doors to the garden. Upstairs are two double bedrooms, one of which has an en suite shower room, smaller third bedroom and family bathroom. The wonderful rear garden is sectioned into two parts with a fantastic patio area and extensive lawn area. The beautiful beach and Connaught Avenue shops at Frinton-on-Sea are 1.7 miles away. Call Paveys to arrange your appointment to view.









TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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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30, Thorpe Road

Kirby Cross, CO13 0LT

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ENTRANCE HALL
Double glazed window to side, laminate flooring, stair flight to First Floor, under stairs storage cupboard with concertina doors, smooth ceiling, spot lights, radiator with cover.

CLOAKROOM
White suite comprising low level WC and wash hand basin. Double glazed window to side, laminate flooring, tiled splash backs, chrome heated towel rail.

LOUNGE 14'8 x 14'3 (4.47m x 4.34m)
Double glazed window to front, double glazed window to side, fitted carpet, fireplace recess, built in cupboard housing wall mounted boiler (not tested by Agent), TV point, radiator with cover.

KITCHEN 14'8 x 8'7 (4.47m x 2.62m)
Modern Shaker style over and under counter units, wood worktops and upstands, inset sink and drainer with mixer tap. Built in oven and gas hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for American style fridge freezer. Double glazed window to side, laminate flooring, under unit lighting, smooth ceiling, spot lights, open access to Dining Room, radiator.

DINING AREA 14'8 x 11'1 (4.47m x 3.38m)
Double glazed double doors and full height windows to rear patio, double glazed window to side, laminate flooring, fireplace recess, wall lights, radiator with cover.

FIRST FLOOR

FIRST FLOOR LANDING
Two double glazed windows to side, fitted carpet, smooth ceiling, loft access, build in cupboard.

MASTER BEDROOM 14'8 x 14'3 (4.47m x 4.34m)
Double glazed window to front, fitted carpet, fitted wardrobes, door to En Suite Cloakroom, radiator with cover.

EN SUITE SHOWER ROOM
White suite comprising white wash corner hand basin and tiled shower cubicle. Laminate flooring.

BEDROOM TWO 14'8 x 11' (4.47m x 3.35m)
Double glazed window to rear, fitted carpet, radiator with cover.

BEDROOM THREE 12'3 x 8'6 (3.73m x 2.59m)
Double glazed window to side, fitted carpet, radiator.

BATHROOM
Modern white suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to side, laminate flooring, part tiled walls, chrome heated towel rail.

OUTSIDE FRONT
Gravel driveway providing off road parking for two vehicles, gated access to rear garden.

OUTSIDE REAR
The superb rear garden is divided into two parts. Commencing with a generous patio area with ample space for a seating area and BBQ area. The second part of the garden is an extensive lawn area with panel fencing. Gated access to front.

IMPORTANT INFORMATION
Council Tax Band: C
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.