



## Woodland Close, Kirby Cross, Frinton-On-Sea

Guide Price £425,000



- Four-bedroom detached home that actually delivers on space
- Built in 2022 — modern, efficient and ready to go
- Full-width kitchen/diner made for hosting (or just showing off a little)
- Granite worktops & integrated appliances = effortless style
- Landscaped garden perfect for BBQs, brunches & unwinding
- Lounge with bespoke media wall & cosy electric fireplace vibes
- Dedicated home office — because working from the sofa doesn't count
- Main bedroom with en-suite & waterfall shower luxury
- Garage with electrics + smart storage solutions throughout
- 6 years remaining on HSBC warranty



## GUIDE PRICE - £425,000 - £475,000

**Set within the sought-after Laurels development in the ever-popular Kirby Cross area of Frinton-on-Sea, this beautifully presented four-bedroom detached home (built in 2022) is the kind of place that makes you say “yep, this is the one” the moment you walk in.**

Step inside and you're greeted by a welcoming hallway with cleverly designed storage (because let's be honest, you can never have too much). There's even bespoke under-stairs pull-out drawers ready to keep shoes, bags and life neatly tucked away. A stylish study offers the perfect work-from-home setup — Zoom calls just got an upgrade.

The WC/utility room is both practical and polished, finished with granite worktops and plenty of storage. Then we get to the heart of the home... the kitchen/diner. Stretching across the full width of the house, this is a space made for everything from busy mornings to dinner parties that run late. Think shaker-style cabinetry, sleek granite surfaces, integrated appliances (yes, including a double oven), and subtle feature lighting that adds just the right amount of glow.

Outside, the recently landscaped garden is a real showstopper — a fresh patio, stylish planters and a space that's ready for summer BBQs, morning coffees or a well-earned glass of wine at the end of the day. There's even a shed that stays (because storage wins again).

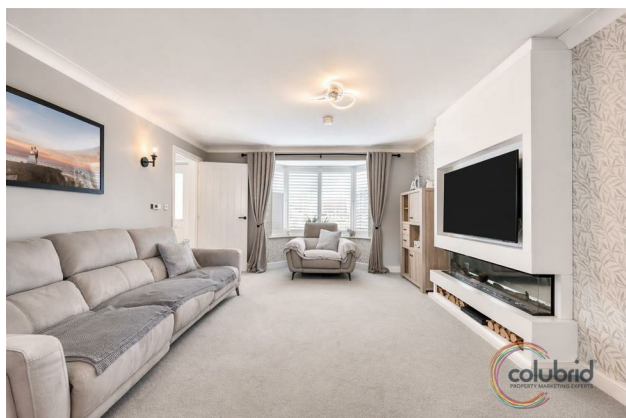
Back inside, the lounge is all about cosy evenings and modern style, featuring a bespoke media wall, electric fireplace for that warm ambience, and a lovely bay window that floods the space with natural light.

Upstairs doesn't disappoint either. The principal bedroom comes complete with a sleek en-suite and a waterfall shower that feels just a little bit like a boutique hotel. Three further double bedrooms mean there's space for everyone — whether that's family, guests, or a dressing room you've always promised yourself.

Additional highlights include shutter blinds throughout (hello, Pinterest aesthetic), a modern combi boiler, an airing cupboard, garage with electrics, and the peace of mind of around 6 years remaining on the NHBC warranty — all wrapped up with a manageable £300 annual service charge.

In short? A stylish, move-in-ready home in a fantastic location... just bring your furniture and your favourite sofa throw.

Tucked along the Essex coastline, Frinton-on-Sea is a charming seaside town known for its relaxed pace of life, pristine sandy beaches and distinctly traditional feel. Unlike many coastal hotspots, Frinton has carefully preserved its character — you won't find arcades or noisy attractions here, just beautifully kept greens, a peaceful promenade and rows of elegant homes that give the area a quietly exclusive vibe. The town centre offers a selection of independent shops, cafés and restaurants, while nearby Kirby Cross provides additional amenities and a strong sense of community. With excellent rail links into London Liverpool Street, well-regarded schools and miles of unspoilt coastline on your doorstep, Frinton-on-Sea strikes the perfect balance between coastal tranquillity and everyday convenience — making it a firm favourite for families, commuters and those looking to escape the hustle without losing connection.



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**THE SMALL PRINT:**

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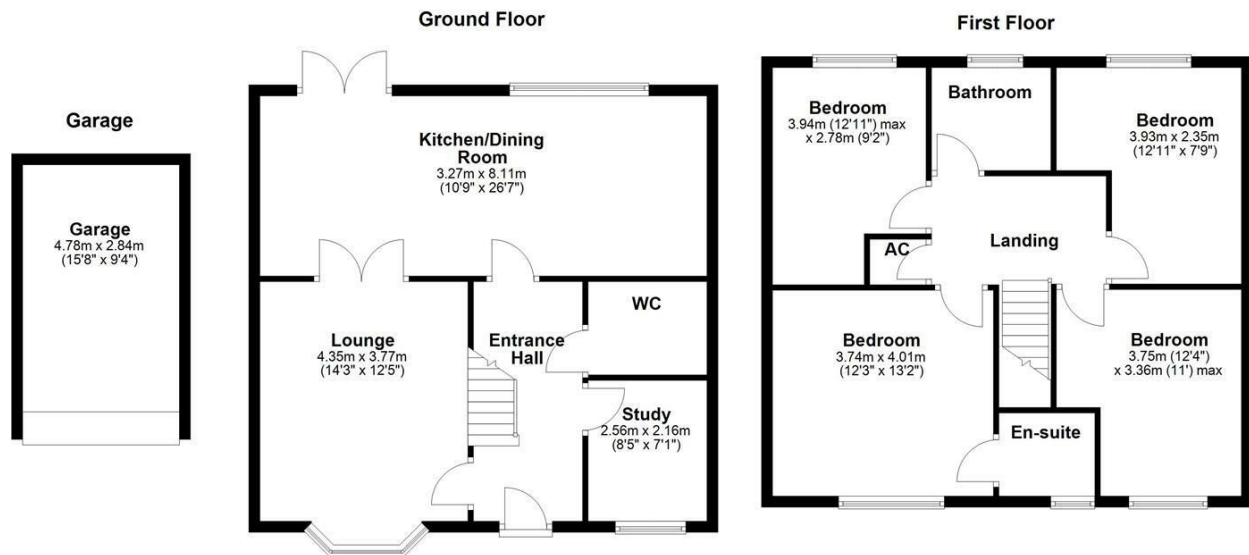
We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.





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