





THORPE ROAD, KIRBY CROSS, ESSEX, CO13 0NH

Price

£595,000

FREEHOLD

- Three Double Bedrooms
- En-Suite To Master Bedroom
- High Quality & Stylish Interiors Throughout
- Extended With Partly Pitched Roof Accommodating Kitchen/Diner, Utility & Lounge
- 150' Beautifully Landscaped Rear Garden
- In & Out Shingled Driveway & Garage
- Non-Estate Position
- Close to Kirby Cross Railway Station With Links To London Liverpool Street
- Council Tax Band - D
- EPC Rating - C

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FENTONS
ESTATE AGENTS

Fentons Estate Agents are delighted to present this spacious and substantially extended, THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts a beautifully designed interior, with a utility room and modern kitchen/diner, with the lounge conveniently positioned adjacent. Bi-folding doors open directly from the kitchen/diner onto an impressive 150' rear garden. The principal bedroom benefits from a stylish en-suite, complemented by a further modern family bathroom. Externally, the property features an in & out shingled driveway with EV charging point, providing excellent off road parking. Ideally situated within easy reach of Kirby Cross railway station with links to London Liverpool Street, the property is also conveniently positioned for the amenities of Frinton-on-Sea, including its shops, cafés and restaurants, whilst the attractive seafront and coastline are also within easy reach.

Accommodation comprises of approximate room sizes

Composite door leading to:

Entrance Hallway
Fitted seating area with storage under. Range of bespoke wardrobes ideal for storage to remain. Amtico flooring. Loft access. Spotlights. Radiator. Doors to:

Master Bedroom
14'8" x 12'
Wardrobes to remain. Radiator. Sealed unit double glazed window to front with fitted shutters. Door to:

En-Suite
Modern suite comprises of low level WC. Pedestal wash hand basin with mixer tap and fitted towel rail. Walk in shower with fitted shower screen and wall mounted shower attachment with rainfall shower head. Fitted mirror with touch screen on and off button. Tiled splashback. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail and column radiator.

Bedroom Two
12'9" x 11'7"
Wardrobes to remain. Radiator. Sealed unit double glazed window to front with fitted shutters.

Bedroom Three
12'1" x 10'10"
Wardrobes to remain. Radiator. Sealed unit double glazed window to side.

Bathroom
Modern suite comprises of low level WC. Vanity wash hand basin with inset sink, marble work surface and range of bespoke cupboards under. Part tiled walls. Amtico flooring. Fitted mirror with senor button. Wall lights. Spotlights. Column radiator. Extractor fan. Obscured sealed unit double glazed window to front with fitted shutters.

Kitchen/Diner
20'5" x 17'6"
Fitted with a range of bespoke fronted units. Marble work surfaces. Inset sink with mixer and instant hot tap and marble drainer. Belling rangemaster to remain with extractor hood above. Further selection of units both at eye and floor level. Central island with stone work surface and range of cupboards, wine rack and shelving under and space for seating. Space for 'American' style fridge freezer. Integrated dishwasher. Marble splashback. Marble tiled flooring. Fitted oak shelving. Pull out larder style cupboard with range of integral shelving. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed bi-folding doors leading onto rear garden. Open access to:

Utility Room
7'6" x 4'7"
Rolled edge work surfaces. Inset stainless sink with cupboard under. Plumbing for washing machine. Space for additional appliance. Marble tiled flooring. Fitted wooden drying rack. Oak shelving. Spotlights.

Lounge
17'6" x 14'9"
Hardwood flooring. Radiator. Sealed unit double glazed window to rear.

Outside - Rear
Beautifully landscaped rear garden, partly laid patio area. Remainder laid to lawn. Beds laid to bark stocked with an array of trees and shrubs. Shed to remain with power connected. Private

access door to garage and brick built shed. Outside lighting, tap and socket. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

In & out shingled driveway providing ample off street parking leading to garage with double doors. Remainder laid to lawn. Beds stocked with bark and laid with trees. EV Charging point.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: D
Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges: N/A

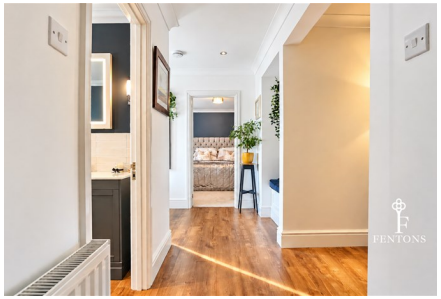
Services Connected: (Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

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

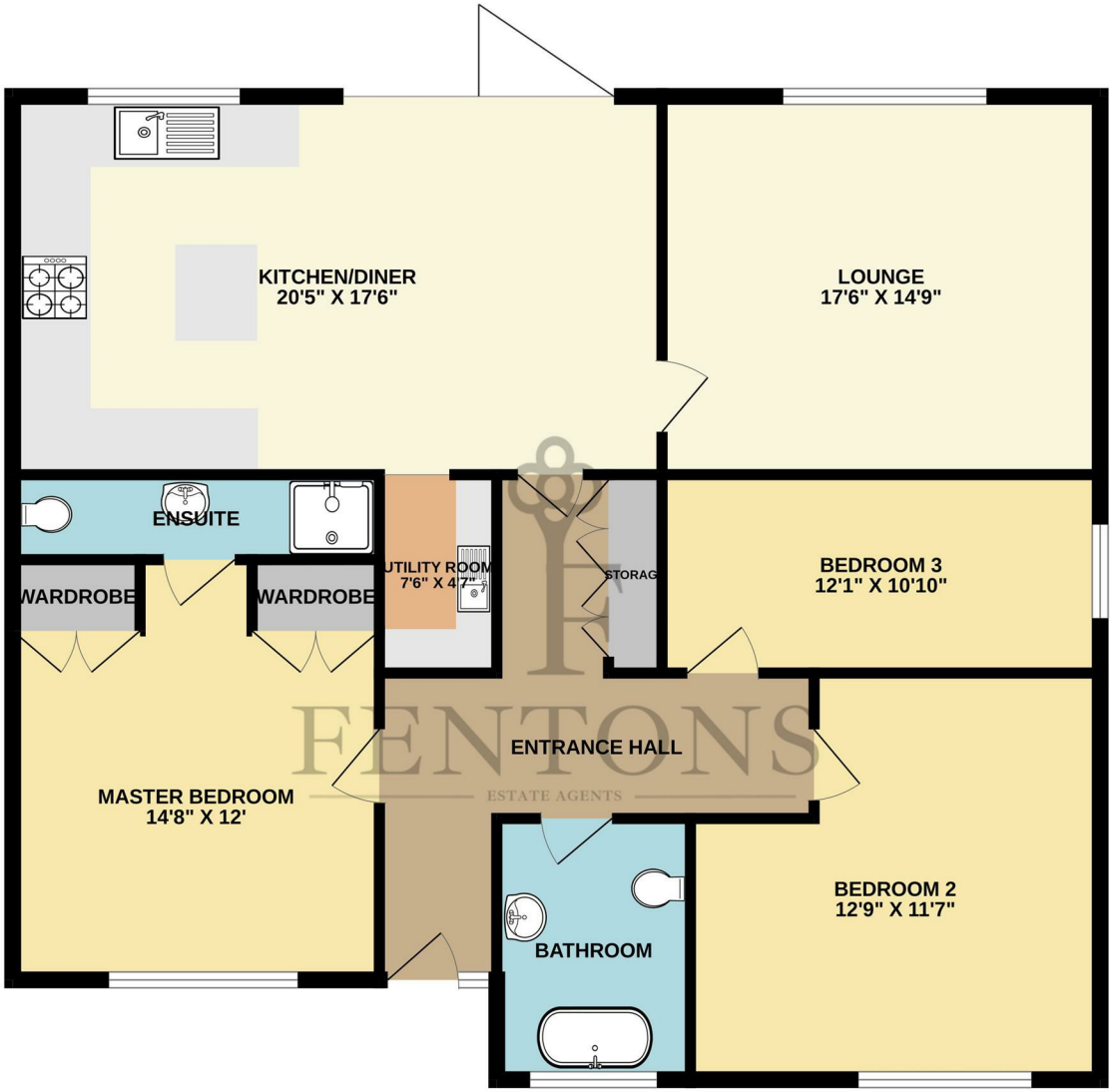
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.







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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01255 779810

info@fentonsestates.co.uk
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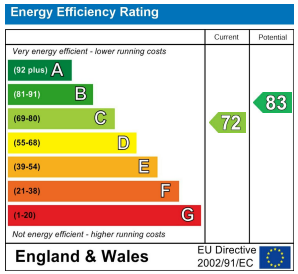
Council Tax Band

D





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