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PAVEYS
ESTATE AGENTS

The Lilleys, Turpins Lane

Kirby Cross, CO13 0PB

Price £730,000 Freehold

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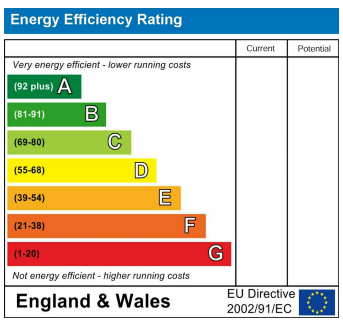
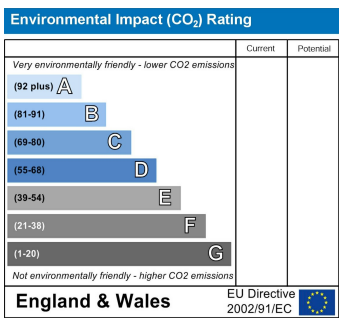
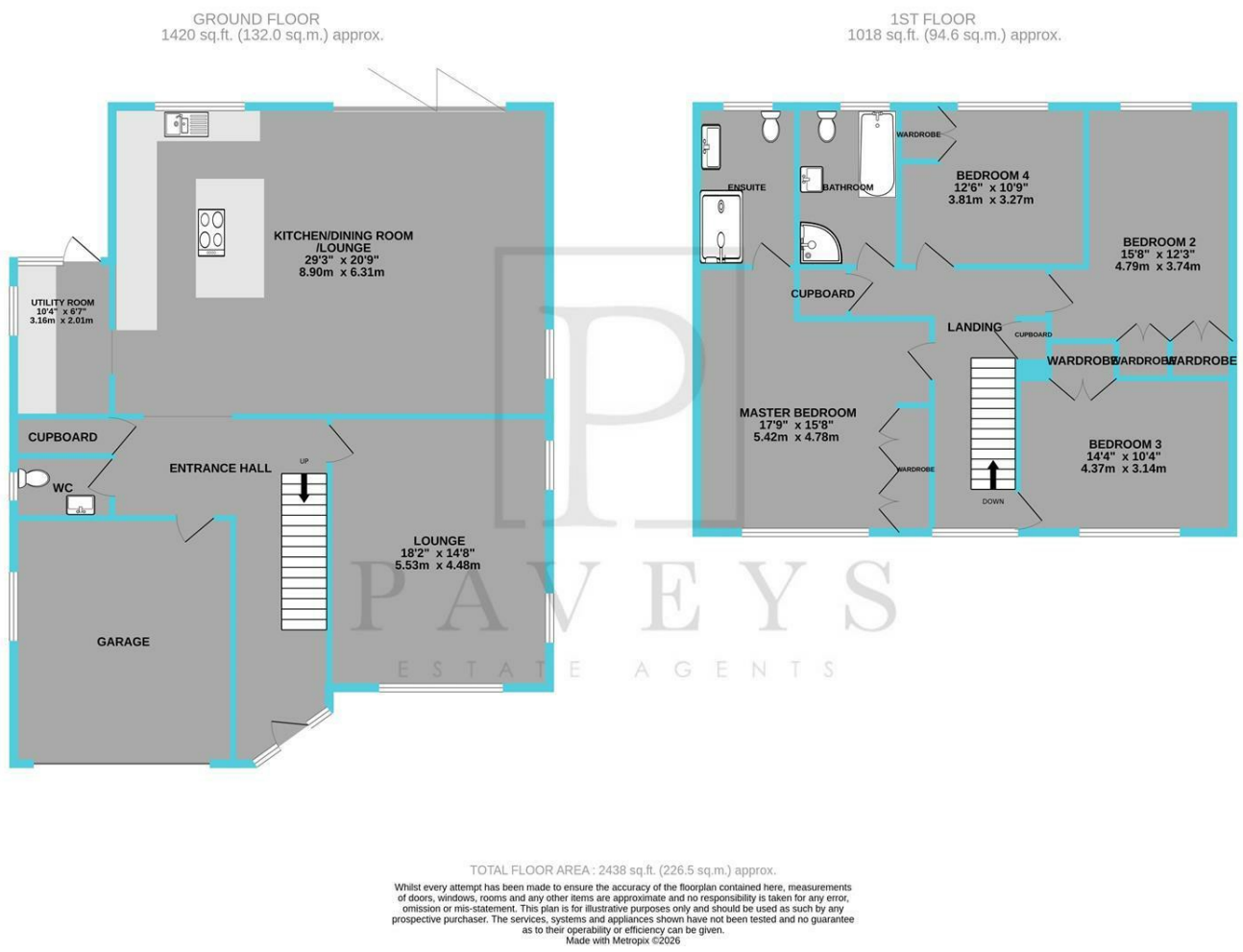
ONWARD CHAIN COMPLETE "The Lilleys" is a stunning contemporary family home positioned in the desirable, tree-lined, Turpins Lane in the village of Kirby Cross. Step into modern luxury with this extended and beautifully designed home, offering spacious open-plan living, sleek finishes, and abundant natural light throughout. The property has been completely modernised and refurbished from top to bottom. Key features include, 4 spacious bedrooms, 3 modern bathrooms, designer kitchen with premium appliances, open-plan living and dining area, formal lounge/playroom, landscaped garden and outdoor entertaining space, double garage and ample storage and energy-efficient features throughout. Perfectly located close to schools, shops, and transport links, this exceptional property combines style, comfort, and convenience.
Contact us today to arrange a viewing and make this dream home yours. Call Paveys!







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ENTRANCE HALL
Composite entrance door, full height double glazed side panels to front, coir matting, smooth ceiling, spot lights, large walk in cupboards, LVT flooring stair flight to First Floor, smooth ceiling, spot lights, integral door to Garage, radiator.

LOUNGE 18'2 x 14'8 (5.54m x 4.47m)
Double glazed window to front, fitted shutters, double glazed windows to side, fitted carpet, smooth ceiling, spot lights, radiator.

KITCHEN/DINING ROOM/LOUNGE 29'3 x 20'9 (8.92m x 6.32m)
A wonderful family space with double glazed bi fold doors to the garden, double glazed windows to rear and side aspects, LVT flooring, smooth ceiling, spotlights, open access to Utility Room, radiators. Modern kitchen comprising of over and under counter units, large matching island unit with breakfast bar, corian work tops and upstands, inset undermount sink with Quooker tap. Range of Bosch appliances including oven, mircowave, warming drawer, induction hob with intergrated extractor, built in wine cooler, integrated fridge freezer, twin pull out larders.

UTILITY ROOM 10'4 x 6'7 (3.15m x 2.01m)
Matching under counter units, Corian worktops and upstands, inset stainless steel sink and drainer with mixer tap. Space for American style fridge freezer, space and plumbing for washing machine, space for tumble dryer. Double glazed door to side, double glazed windows to rear and side aspects, LVT flooring, smooth ceiling, spot lights, radiator.

CLOAKROOM
Modern white suite comprising low level WC and vanity wash hand basin. Double glazed window to side, tiled flooring, fully tiled walls, wall mounted mirror, smooth ceiling, spot lights.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to front, fitted carpet, smooth and coved ceiling, spot lights, loft access, two built in cupboards, radiator.

MASTER BEDROOM 17'9 x 15'8 (5.41m x 4.78m)
Double glazed window to front, fitted shutters, smooth ceiling, spot lights, door to Ensuite, range of fitted wardrobes with storage above, radiator.

ENSUITE SHOWER ROOM
Modern white suite comprising low level WC, wall mounted vanity wash hand basin and large walk in shower with sliding door. Double glazed window to rear, tiled flooring, fully tiled walls, wall mounted mirror, shaver point, smooth ceiling, spot lights, chrome heated towel rail.

BEDROOM TWO 15'8 x 12'3 (4.78m x 3.73m)
Double glazed window to rear, fitted shutters, fitted carpet, smooth and coved ceiling, spotlights, twin fitted wardrobes with storage above, radiator.

BEDROOM THREE 14'4 x 10'4 (4.37m x 3.15m)
Double glazed window to front, fitted shutters, fitted carpet, smooth and coved ceiling, built in wardrobe, radiator.

BEDROOM FOUR 12'6 x 10'9 (3.81m x 3.28m)
Double glazed window to rear, fitted carpet, fitted shutters, smooth and coved ceiling, fitted wardrobe with storage above, radiator.

BATHROOM
Four piece white suite comprising low level WC, pedestal wash hand basin, corner shower cubicle and bath with mixer taps. Double glazed window to rear, vinyl flooring, fully tiled walls, radiator.

OUTSIDE FRONT
Large block paved driveway providing off road parking for numerous vehicles, lawn area with retaining rope fencing, access to Garage, exterior lighting, gated access to rear garden.

OUTSIDE REAR
A private garden, commencing with a generous, raised Indian slate patio area with steps leading down to a large lawn area bordered by panel fencing, timber shed, gated access to front.

INTEGRAL GARAGE
Electric roller door to front aspect, double glazed window to side, power and light connected (not tested by Agent), integral door to Entrance Hall.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
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 our 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.