

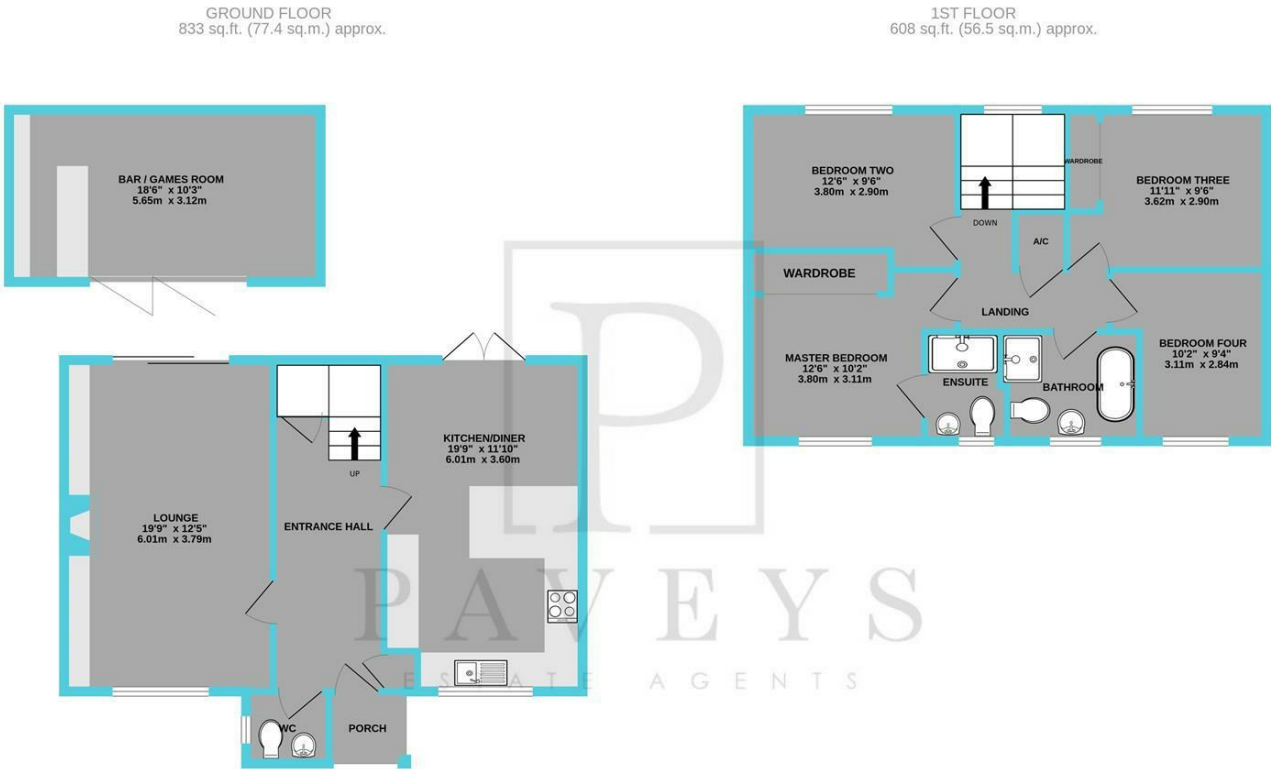


7, Capel Park

Kirby Cross, CO13 0UA

Guide price £475,000 Freehold

GUIDE PRICE £475,000-£500,000 New to the market is this FULLY REFURBISHED DETACHED FAMILY HOME positioned in a peaceful cul-de-sac on the Frietuna Development. The property has a welcoming and beautifully designed interior which has been finished with stylish fixtures and fittings. The ground floor accommodation offers a formal lounge with feature media wall and modern kitchen diner with contemporary cabinets, granite work tops, high end appliances and LVT flooring. Upstairs are four double bedrooms, a luxurious ensuite shower room and separate bathroom. The property sits on a spacious plot of gardens with a detached double garage, ample off road parking and detached bar/games room. Supermarkets, primary and secondary schools and local amenities are all within easy reach. This property must be viewed! Call Paveys to arrange your appointment today!



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

ENTRANCE HALL
Composite double glazed entrance door to front aspect, LVT flooring, stair flight to First Floor, under stairs storage cupboard, smooth and coved 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 inset mirror, smooth ceiling, spot lights, radiator.

LOUNGE 19'9 x 12'5 (6.02m x 3.78m)
Double glazed window to front, double glazed sliding patio doors to rear garden, fitted carpet, feature media wall with lighting and inset electric fire, smooth and coved ceiling, contemporary radiators.

KITCHEN DINER 19'9 x 11'10 (6.02m x 3.61m)
Contemporary white fronted over and under counter units, breakfast bar, granite work tops and upstands, inset under mount sink with pull down mixer tap. Two built in Neff hide and slide eye level ovens, Neff induction hob with extractor over, integrated Neff dishwasher, inset wine cooler, space for American style fridge freezer, cupboard housing boiler (N/T). Double glazed patio doors to rear garden, double glazed window to front, LVT flooring, smooth and coved ceiling with spot lights, under unit lighting, radiator.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to rear, fitted carpet, smooth and coved ceiling, built in airing cupboard housing pressurised water cylinder (N/T), radiator.

MASTER BEDROOM 12'6 x 10'2 (3.81m x 3.10m)
Double glazed window to front, fitted carpet, smooth and coved ceiling, spot lights, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM
Modern white suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to front, tiled flooring, fully tiled walls, wall mounted inset mirror, smooth ceiling, spot lights, radiator.

BEDROOM TWO 12'6 x 9'6 (3.81m x 2.90m)
Double glazed window to rear overlooking the garden, fitted carpet, smooth and coved ceiling, radiator.

BEDROOM THREE 11'11 x 9'6 (3.63m x 2.90m)
Double glazed window to rear overlooking the garden, fitted carpet, smooth and coved ceiling, built in wardrobe, radiator.

BEDROOM FOUR 10'2 x 9'4 (3.10m x 2.84m)
Double glazed window to front, fitted carpet, smooth and coved ceiling, radiator.

BATHROOM
Modern white suite comprising low level WC, wall mounted wash hand basin and curved bath tub with mixer taps and shower attachment. Double glazed window to front, tiled flooring, fully tiled walls, illuminated wall mounted mirror, smooth ceiling, chrome heated towel rail.

OUTSIDE FRONT
Good size frontage, predominantly laid to lawn with flower and shrub borders and beds. Large driveway leading to the front of the double garage providing off road parking for several vehicles, exterior lighting, gated access to rear garden.

OUTSIDE REAR
Secluded garden which extends to the side of the property, patio area, lawn area, access to garage, retaining panel fencing, gated access to front.

BAR/GAMES ROOM 18'6 x 10'3 (5.64m x 3.12m)
Detached cladded building with double glazed bi fold doors to the garden, tiled flooring, bar and shelving, smooth ceiling, spot lights, power and light connected (not tested by Agent), exterior downlighters.

DETACHED DOUBLE GARAGE 16'8 x 17' (5.08m x 5.18m)
Twin roller doors to front aspect, pitched and tiled roof, EV charger point, power and light connected (not tested by Agent), courtyard door to rear garden.

IMPORTANT INFORMATION
Council Tax Band: E
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 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.