

FOR SALE

£324,995



# 12 Chelmer Close, Kirby Cross, Frinton-on-Sea, Essex. CO13 0UH

- QUIET CUL-DE-SAC LOCATION
- THREE WELL-PROPORTIONED BEDROOMS
- CONSERVATORY WITH SOLID ROOF – USABLE ALL YEAR ROUND

- CONVERTED GARAGE – HOME OFFICE + SEPARATE STORAGE AREA
- OFF-ROAD PARKING
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS



## PROPERTY DESCRIPTION

Situated in a QUIET CUL-DE-SAC LOCATION, this WELL-PRESENTED THREE-BEDROOM FAMILY HOME offers VERSATILE and THOUGHTFULLY ARRANGED accommodation, ideal for MODERN LIVING. The ground floor welcomes you with an entrance hall leading into a SPACIOUS LOUNGE, providing a comfortable and inviting living space. To the rear, the FITTED KITCHEN offers ample storage and worktop space, making it both practical and functional for everyday use. From here, you step into the CONSERVATORY, which benefits from a SOLID ROOF—helping to REGULATE THE TEMPERATURE throughout the year—making it a truly USABLE ADDITIONAL RECEPTION ROOM rather than a seasonal space. This area enjoys views over the garden and is perfect for RELAXING, ENTERTAINING, or FAMILY TIME. A convenient GROUND FLOOR WC completes the downstairs layout. A standout feature of this home is the CONVERTED GARAGE, which has been cleverly divided to provide a HOME OFFICE at one end—ideal for REMOTE WORKING, STUDYING, or A HOBBY ROOM—with a SEPARATE STORAGE AREA at the other, offering VALUABLE ADDITIONAL SPACE. Upstairs, the property offers THREE WELL-PROPORTIONED BEDROOMS, including a GENEROUS MASTER BEDROOM and two further rooms suitable for CHILDREN, GUESTS, or FLEXIBLE USE. The FAMILY BATHROOM is fitted with a MODERN WHITE SUITE. Externally, the property benefits from OFF-ROAD PARKING and a PRIVATE REAR GARDEN, providing an excellent space for OUTDOOR DINING, PLAY, or RELAXATION. Located close to LOCAL AMENITIES, SCHOOLS, and TRANSPORT LINKS, this VERSATILE and WELL-MAINTAINED HOME is ideally suited to FAMILIES and PROFESSIONALS alike. EARLY VIEWING IS HIGHLY RECOMMENDED.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### KITCHEN

9' 04" x 16' 05" (2.84m x 5.00m) The kitchen is fitted with matching wall and floor units and offers space for a fridge/freezer, washing machine and tumble dryer. There is a large larder unit, part tiled walls, a double glazed window to the rear aspect and double wooden doors leading through to the conservatory. Further features include laminate flooring, a radiator, coving, and a smooth ceiling with spotlights.

#### CONSERVATORY

10' 11" x 12' 05" (3.33m x 3.78m) A spacious and versatile CONSERVATORY enjoying a solid roof, helping to regulate temperature and allowing year-round use. This bright room is ideal as a dining area or additional reception space and features wrap-around double glazed windows, French doors opening directly onto the garden, wood-effect flooring and multiple power points.

#### LOUNGE

13' 0" x 14' 08" (3.96m x 4.47m) A well-proportioned lounge featuring laminate flooring, coving, an artex ceiling, radiator, and a large double glazed window to the front aspect providing plenty of natural light.

#### CLOAKROOM

A ground floor cloakroom comprising a low level WC and wall-mounted wash hand basin, part tiled walls, laminate flooring, radiator, and an obscured double glazed window to the front aspect.

### FIRST FLOOR

#### MASTER BEDROOM

9' 6" x 14' 10" (2.90m x 4.52m) A well-proportioned MASTER BEDROOM featuring laminate flooring, coving, an artex ceiling, radiator, and a double glazed window to the front aspect.

#### BEDROOM TWO

10' 0" x 10' 02" (3.05m x 3.10m) Bedroom Two is a well-proportioned room featuring fitted carpet, coving, an artex ceiling, radiator, loft access, and a double glazed window to the rear aspect.

#### BEDROOM THREE

6' 10" x 7' 9" (2.08m x 2.36m) Bedroom Three features fitted carpet, coving, an artex ceiling, radiator, a built-in cupboard providing useful storage, and a double glazed window to the front aspect.

#### FAMILY BATHROOM

6' 03" x 6' 10" (1.91m x 2.08m) The family bathroom comprises a panelled bath with shower over and glass screen, low level WC, and vanity wash hand basin, with part tiled walls, laminate flooring, heated towel rail, and a double glazed window to the rear aspect.

#### EXTERNAL

#### FRONT GARDEN

The front of the property features a block-paved driveway providing off-road parking, with additional parking to the side. There is access to the garage, which has been converted, along with a paved pathway to the front door and low-maintenance planted borders.

#### REAR GARDEN

The rear garden is predominantly laid to lawn and is fully enclosed by fencing, offering a private and secure outdoor space. A raised patio area provides an ideal space for outdoor seating and entertaining, with direct access into the conservatory.

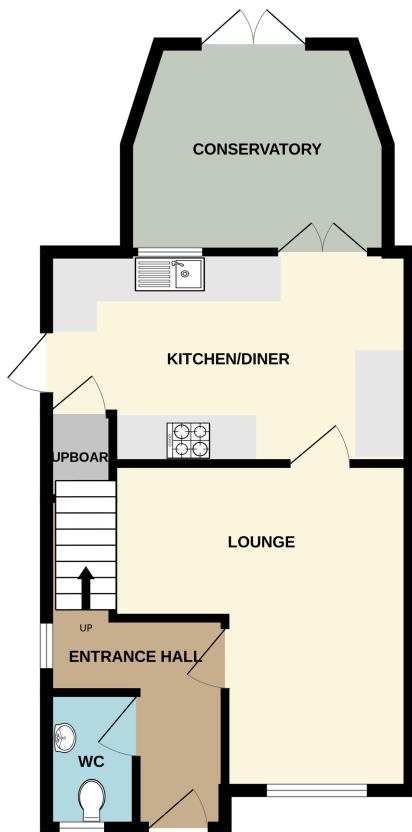
The garden also benefits from access to the converted garage, which now houses a home office, as well as a separate storage area, making it ideal for home working, hobbies, or additional practical space.



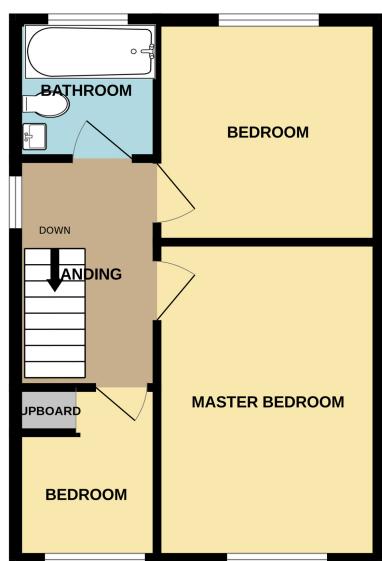
## FLOORPLAN



GROUND FLOOR



1ST FLOOR



CHELMER CLOSE

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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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Frinton-On-Sea  
148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG  
01255 852929  
sales@mymovingplaces.com