



## 20 Peake Avenue, Kirby Cross, Frinton-on-Sea, Essex. CO13 0SQ

- End Terrace House
- Three Bedrooms & En-Suite To Master Bedroom
- Ground Floor Cloakroom & First Floor Family Bathroom
- Driveway & Garage
- Front & Rear Gardens
- Overlooking Green
- Conservatory
- Close To Mainline Train Station & Bus Links



## PROPERTY DESCRIPTION

\*\*\* GUIDE PRICE £280,000 - £290,000 \*\*\*

Nestled in a corner plot tucked off the main road with views across the green, My Moving Places have the pleasure in bringing to market this THREE BEDROOM END TERRACED FAMILY HOME located in the heart of KIRBY CROSS. Internally you step into a good sized Entrance Hall with the Cloakroom positioned to the right and the Kitchen to the left. The Kitchen, fitted in 2022 boasts integrated appliances, clever built in storage systems and Quartz worktops. Back through the hall and into the Rear Facing Lounge/Diner with patio doors out to the Conservatory. To the First Floor are Three Bedrooms, Family Bathroom and En-Suite to the Master Bedroom. In addition all bedrooms boast built in wardrobes.

Externally, the Rear Garden is well stocked and gives way to the Rear Driveway and Garage, whilst to the Front there are views across the playing green. This home is located a short distance to Kirby Cross's Mainline Railway Station and is in Catchment to Kirby Primary Academy and Tendring Technology College. In our opinion a viewing is essential to fully appreciate the great location of this family home.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

UPVC entrance door, tiled floor, radiator, stairs to first floor.

#### CLOAKROOM

White suite comprising of low level WC and wash hand basin. Obscure double glazed window to front aspect, fully tiled walls, tiled floor, radiator.

#### KITCHEN

10' 9" x 7' 8" (3.28m x 2.34m) Wren high gloss white eye level, pull out larder, base and drawer units, Quartz square edge work surface with under mounted sink with mixer tap. Integrated four ring gas hob with extractor over, eye level Zanussi oven, under counted freezer, 60/40 fridge and freezer. Space and plumbing for washing machine. Double glazed window to front aspect, tiled splashbacks, tiled floor, heated towel rail.

#### LOUNGE/DINER

16' 9" x 13' 11" (5.11m x 4.24m) Double glazed patio door to conservatory, double glazed window to rear aspect, electric fire with hearth and surround, large under stair storage cupboard, two radiators, tiled floor.

#### CONSERVATORY

12' 4" x 8' 10" (3.76m x 2.69m) Double glazed patio door to garden, obscure double glazed window to side aspect, double glazed windows to side and rear aspects, tiled floor.

### FIRST FLOOR

#### LANDING

Fitted carpet, access to loft via hatch.

#### MASTER BEDROOM

10' 11" x 8' 7" (3.33m x 2.62m) Two double glazed windows to front aspect, built in wardrobe, radiator, fitted carpet.

### EN-SUITE

Suite comprising of low level WC, pedestal wash hand basin and shower cubicle. Obscure double glazed window to front aspect, tiled walls, tiled floor, radiator, vinyl flooring.

### BEDROOM TWO

8' 6" x 8' 2" (2.59m x 2.49m) Double glazed window to rear aspect, built in wardrobe, radiator, fitted carpet.

### BEDROOM THREE

11' 1" x 5' 8" (3.38m x 1.73m) Double glazed window to rear aspect, built in wardrobe, radiator, fitted carpet.

### BATHROOM

White suite comprising of low level WC, vanity wash hand basin and p-shaped bath with glass screen and shower attachment. Obscure double glazed window to side aspect, tiled walls, tiled floor, extractor, heated towel rail.

### EXTERIOR

#### GARDEN

To the Front: Slate chipped for low maintenance with remainder laid to lawn. Pathway leading to side gate, outside tap.

To the Rear: Laid to lawn with shingled and paved patio areas, well stocked flower and shrub border. Stepping stones to second side gate leading out to the rear driveway.

#### GARAGE

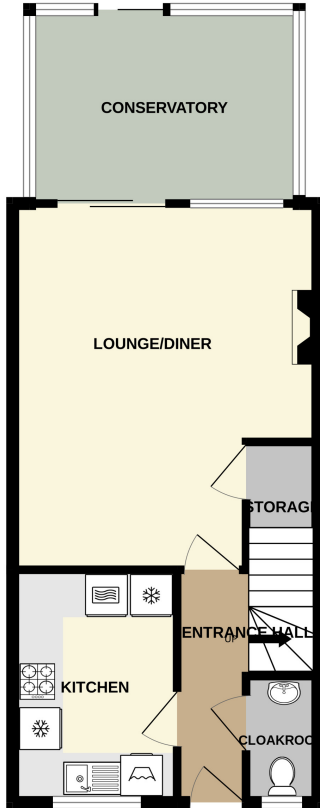
Up and over door. Driveway with parking space in front.



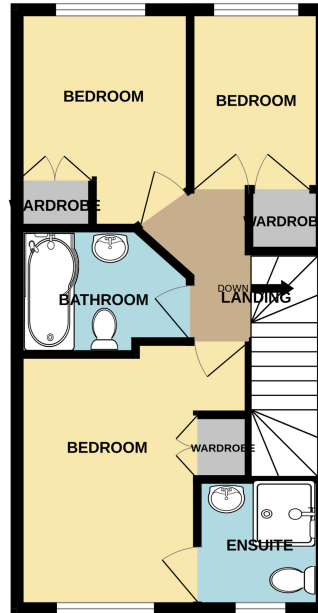
# FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



PEAKE AVENUE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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