



Sessile Oak, Woodland Walk, Thorpe Road, Kirby Cross, Essex. CO13 0NH

- Exclusive New Build Development
- Three Double Bedroom Detached Bungalow
- Fully Integrated Kitchen
- Bi-Folding Doors To Garden
- Utility Room
- Two En-Suites & Family Shower Room
- Front & Rear Gardens
- Driveway & Detached Garage



PROPERTY DESCRIPTION

Located on the outskirts of KIRBY CROSS, My Moving Places have the honour in bringing to market SESSILE OAK a LUXURY THREE DOUBLE BEDROOM DETACHED BUNGALOW on an Exclusive Development called Woodland Walk. The position of this development is ideal for anyone wanting to be set back from the main road to enjoy a quieter space closer to nature. Internally you step into a Large and Bright Square Entrance Hall with doors to the Three Double Bedrooms, Two with En-Suites, a Family Bathroom and a stunning Open-Plan Living Space with a Fully Integrated Kitchen. The Family Room has Bi-Folding Doors to the Garden, a Large Walk-In Storage Cupboard/Walk In Larder and door into the Utility Room. The Utility Room also has a door to the Garden. The property is run with a Heat Pump serving the hot water and Underfloor Heating with controls located in a Large Cupboard in the main Entrance Hall. Externally Box Hedging will frame the Front Lawn with a Driveway leading to a Generous Sized Detached Garage and the rear will be fenced with an established woodland behind. In our opinion this property and the development as a whole needs to be viewed to appreciate the secluded and wooded location that these high end homes offer.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

13' 0" reducing to 10'8" x 10' 5" (3.96m x 3.17m)
Composite front door with flanking frosted double glazed panel, tiled floor, large cupboard housing under floor heating and house controls.

OPEN PLAN KITCHEN/FAMILY ROOM

24' 5" x 22' 8" (7.44m x 6.91m) Double glazed Bi-folding doors to garden, double glazed windows to side and rear aspects. Soft grey shaker style kitchen with Quartz worktops, under mounted stainless steel one and one half sink unit. Fully integrated appliances including induction hob with extractor, double oven and dishwasher.

UTILITY ROOM

5' 1" x 13' 6" (1.55m x 4.11m) Soft grey shaker style eye level and base units with Quartz worktop, under mounted stainless steel sink unit. Obscure double glazed door to garden, space for two under counter appliances, tiled floor.

MASTER BEDROOM

18' 1" x 16' 9" plus dressing area (5.51m x 5.11m) Double glazed windows to front and side aspects, dressing area, fitted carpet.

EN-SUITE

9' 7" x 5' 9" (2.92m x 1.75m) White suite comprising low level WC, vanity wash hand basin, panelled bath with mixer tap and separate low profile shower cubicle with rainfall shower head. Obscure double glazed window to side aspect, fully tiled walls and floor, extractor, shaver point.

BEDROOM TWO

19' 8" reducing to 13'2" x 9' 8" (5.99m x 2.95m) Double glazed window to rear aspect, fitted carpet.

EN-SUITE

6' 0" x 6' 4" (1.83m x 1.93m) White suite comprising low level WC, vanity wash hand basin and low profile shower cubicle with rainfall shower head. Obscure double glazed window to front aspect, fully tiled walls and floor, extractor, shaver point.

BEDROOM THREE

14' 5" x 10' 8" (4.39m x 3.25m) Double glazed window to front aspect, fitted carpet.

BATHROOM

6' 6" x 5' 11" (1.98m x 1.80m) White suite comprising low level WC, vanity wash hand basin and low profile shower cubicle with rainfall shower head. Fully tiled walls and floor, extractor, shaver point.

EXTERIOR

TO THE FRONT

Driveway, detached garage, pathway to entrance remainder laid to lawn with box hedging, outside lighting, access to rear via side gate.

DETACHED GARAGE

Electric rolling door, courtesy door to side, power and lights.

TO THE REAR

Block paved patio with the remainder laid to lawn, outside lighting.

AGENTS NOTE

Currently we are awaiting for the garden to be lawned, as such the garden photo used is of another plot. This will be updated accordingly.

The developers have advised there will be a service charge for the site to commence once all units have been completed. For full details please speak to a member of our team.



FLOORPLAN



ACCOMMODATION



PLOT 1, 4 & 5

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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