

FOR SALE

£525,000 Freehold



## 126 Frinton Road, KIRBY CROSS. CO13 0PN

- Detached Chalet
- Three Double Bedrooms
- Large Open-Plan Living Space
- Fully Integrated Kitchen With Quartz Worktops
- Bi Folding Doors To The Rear Garden
- Large Driveway



## PROPERTY DESCRIPTION

Located in the heart of KIRBY CROSS on a generous sized plot My Moving Places have the pleasure in offering For Sale this EXTENDED THREE DOUBLE BEDROOM DETACHED CHALET. Internally you step into a well presented Open-Plan Lounge/Diner leading through to the Fully Integrated Kitchen/Family Room with Bi-Folding Doors to the Garden. From the Kitchen is a Large Utility/Laundry Room with additional access to the garden. In addition to the Ground Floor is the Master Bedroom, Family Bathroom and Shower Room with Two more Double Bedrooms on the First Floor. Externally the Front boasts Off-Road Parking for Multiple Vehicles and to the Rear a Large Garden with Brick Built Storage and Substantial Patio ideal for entertaining. The property is ideally located within easy reach of Frinton's Connaught Avenue and is in catchment for Tendring Technology College. In our opinion a viewing is essential to appreciate the versatile layout this substantial home has to offer.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Double glazed entrance door, open plan to Lounge/Diner.

#### LOUNGE/DINER

27' 3" x 14' 8" (8.31m x 4.47m) Double glazed windows to front and side aspects, fitted carpet, feature fireplace with surround and hearth, three radiators. Open-plan to Kitchen/Family Room.

#### KITCHEN/FAMILY ROOM

28' 0" x 18' 0" (8.53m x 5.49m) Range of contemporary black wall, base and draw units with white Quartz worktop inset white ceramic sink and drainer unit. Matching island with additional storage. Integrated double Neff oven, AEG five ring induction hob with extractor, two 70/30 fridge freezers and dishwasher. Double glazed bi-folding doors to rear with second large double glazed door, three upright radiators, space for bar, tiled floor.

#### UTILITY ROOM

17' 7" x 5' 3" (5.36m x 1.60m) Obscure double glazed door to side, obscure double glazed window to side aspect, matching eye level and base units, square edge work surface inset one and one half sink and drainer unit. Wall mounted boiler, space and plumbing for washing machine and dishwasher, tiled floor, tiled splashback, radiator.

#### SHOWER ROOM

6' 9" x 5' 1" (2.06m x 1.55m) White suite comprising low level WC, vanity wash hand basin with storage and double shower with glass screen. Obscure double glazed window to front aspect, fully tiled walls, tiled floor, heated towel rail, extractor.

### INNER HALL

Fitted carpet, stairs to First Floor with storage cupboard under.

#### Bedroom One

12' x 11' 5" (3.66m x 3.48m) Double glazed window to front, fitted carpet, radiator.

#### BATHROOM

8' 4" x 6' 4" (2.54m x 1.93m) White suite comprising a low level WC, vanity wash hand basin and modern freestanding bath with central taps and shower attachment. Obscured double glazed window to side, tiled floor, radiator.

### FIRST FLOOR

#### Landing

Window to side, fitted carpet, loft access, eaves storage, airing cupboard housing hot water tank.

#### Bedroom Two

12' 3" x 12' 1" (3.73m x 3.68m) Double glazed window to front, fitted carpet, two wardrobe recesses, eaves storage, radiator.

#### Bedroom Three

12' 7" x 12' 1" narrowing to 9'4" (3.84m x 3.68m) Double glazed window to rear, fitted carpet, double fitted wardrobes, radiator.

### EXTERIOR

#### Garden

To the Front: Block paved driveway providing off road parking for several vehicles, gates to storage area

To the Rear: Commencing with a large block paved patio with decorative border, second raised patio with remainder laid to lawn. Brick built and rendered storage room with light and power, outside tap, outside power sockets, access to front via side gate.

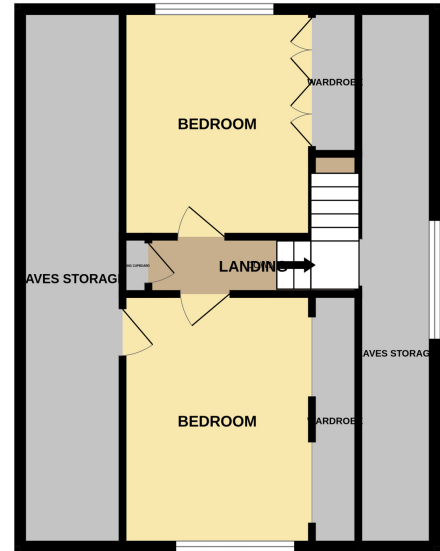


# FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



FRINTON ROAD

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.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		61	
(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	

Frinton-On-Sea  
148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG  
01255 852929  
sales@mymovingplaces.com