

FOR SALE

£395,000 Freehold



## 76 Sycamore Way, KIRBY CROSS. CO13 0QN

- Detached Bungalow
- Three Bedrooms
- Bedroom Three/Dining Room
- Large Lounge With Wood Burner
- New Fitted Kitchen
- Newly Fitted Shower Room
- Block Paved Driveway
- South Facing Rear Garden
- Carport & Garage



## PROPERTY DESCRIPTION

My Moving Places has the pleasure in offering For Sale this Modern and Well Presented **THREE BEDROOM DETACHED BUNGALOW** situated in the popular area of **KIRBY CROSS**. Internally you are welcomed through the Porch and into a light Entrance Hall with doors to the Three Bedrooms, with Bedroom Three set as a Dining Room, Newly Fitted Shower Room and Large Rear Facing Lounge with French doors to the Garden and Feature Wood Burner. From the Lounge you step into a Newly Fitted Kitchen with Built-In Bosch Double Oven and Gas Hob. Externally this home has a Large Block Paved Driveway, Gated Carport with additional parking behind leading to a Detached Garage and South Facing Rear Garden. In our opinion this home needs to be viewed to appreciate the versatility of the space on offer.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### PORCH

6' x 3' (1.83m x 0.91m) Half double glazed entrance door, double glazed windows to front and side aspects, tiled flooring.

#### ENTRANCE HALL

17' x 4' 2" (5.18m x 1.27m) Obscure part double glazed entrance door, obscure double glazed window to front aspect, laminate flooring, smooth and covered ceiling, loft access, radiator with cover.

#### LOUNGE

18' 3" Plus door recess x 11' 4" (5.56m x 3.45m) Double glazed French doors to rear garden, double glazed window to rear aspect, obscure double glazed window to side aspect, log burner set on a slate tile base with Oak mantle, LVT flooring, smooth and covered ceiling, airing cupboard housing hot water tank, radiator with cover.

#### KITCHEN

9' 10" x 9' 7" (3.00m x 2.92m) Range of matching high gloss base, drawer and eye level units, square edge work surface inset one and a half sink and drainer unit. Built in double Bosch oven and Bosch five ring gas hob with extractor and glass splash back. Space for fridge/freezer, cupboard housing wall mounted Baxi boiler. Half double glazed door to rear garden, double glazed window to rear aspect, slate tile flooring, smooth and covered ceiling.

#### MASTER BEDROOM

11' 10" to wardrobes x 9' 8" (3.61m x 2.95m) Double glazed window to front aspect with wooden shutters, range of built in wardrobes, fitted carpet, textured and covered ceiling, radiator.

#### BEDROOM TWO

11' 4" to wardrobes x 9' 8" (3.45m x 2.95m) Double glazed window to side aspect, range of built in wardrobes, fitted carpet, textured and covered ceiling, radiator.

#### BEDROOM THREE

11' x 7' (3.35m x 2.13m) Double glazed window to front aspect with wooden shutters, fitted carpet, textured and covered ceiling, radiator.

#### SHOWER ROOM

7' 8" x 6' 11" (2.34m x 2.11m) Suite comprising low level WC, vanity wash hand basin and double walk-in shower with power shower. Obscure double glazed window to side aspect, heated towel rail, tiled flooring, fully tiled walls with a contrasting feature tile within the shower, smooth and covered ceiling.

#### EXTERIOR

##### GARDEN

To Front: Block paved driveway leading to entrance door, carport to side leading to garage, entrance to rear via side.

To Rear: Commencing with patio area with remainder laid to lawn, mature shrub borders, raised seating area behind garage, outside tap.

##### GARAGE

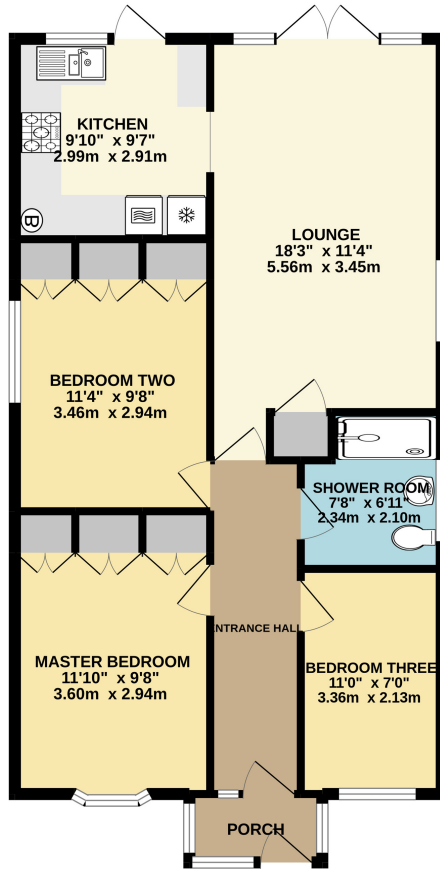
Detached brick built garage, two doors to front, power and light connected, space and plumbing for washing machine, tumble dryer and dishwasher.



# FLOORPLAN & EPC



ACCOMMODATION



SYCAMORE WAY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	
(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