



6 Poplar Way, Kirby CrossFrinton-on-Sea. CO13 0QX

- Four Bedroom Detached House
- Rear Facing Kitchen/Breakfast Room
- Ground Floor Cloakroom & First Floor Family Bathroom
- Private Rear Garden With Covered Patio
- Gas Central Heating & Double Glazed Throughout
- Driveway & Garage
- Close To Frinton's Connaught Avenue
- Catchment To Kirby Primary Academy & Tendring Technology College



PROPERTY DESCRIPTION

Nestled in a quiet Cul-De-Sac, set back overlooking the green, My Moving Places have the pleasure in bringing to market this FOUR BEDROOM DETACHED FAMILY HOME. The location of this home is ideal for a family looking to be in Catchment of Kirby Primary Academy and Tendring Technology College. On arrival you are welcomed into a Bright Porch that gives way to the Entrance Hall. From the Entrance Hall is a Cloakroom, 18'8" Lounge and Rear Facing Kitchen/Breakfast Room. To the First Floor are Four Bedrooms and a Family Bathroom. Externally the Rear Garden boasts a Covered Patio and is low maintenance with the Front also providing additional Garden Space. The Garage is located in a block of three and Provides Off-Road Parking in front. The house is Double Glazed throughout with Gas Central Heating and offers good sized accommodation. In our opinion a viewing will be essential to fully appreciate the privacy this well proportioned home offers whist still being centrally located to many local amenities.



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

Composite entrance door, double glazed window to front aspect, tiled floor.

ENTRANCE HALL

Double glazed window to side aspect, wall mounted boiler, laminate flooring, radiator, stairs to first floor.

CLOAKROOM

Comprising of low level WC and wall mounted wash hand basin. Obscure double glazed window to side aspect, heated towel rail, tiled floor.

LOUNGE

18' 8" x 10' 7" (5.69m x 3.23m) Double glazed windows to front and side aspects, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

16' 8" x 10' 3" (5.08m x 3.12m) Range of matching eye level and base units, solid wood work surface inset 1 and 1/2 sink and drainer unit, peninsular breakfast bar. Four ring gas hob with extractor over and oven below, space for American style fridge freezer, space and plumbing for washing machine and dishwasher. Double glazed French doors to garden, UPVC door to garden, double glazed window to rear aspect, LVT flooring, heated towel rail.

FIRST FLOOR

LANDING

Double glazed window to side aspect, two storage cupboards, laminate flooring, access to boarded loft via hatch.

MASTER BEDROOM

12' 11" x 9' 2" (3.94m x 2.79m) Double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM TWO

10' 0" x 9' 6" (3.05m x 2.90m) Double glazed window to front aspect, radiator, laminate flooring.

BEDROOM THREE

9' 9" x 7' 5" (2.97m x 2.26m) Double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM FOUR

9' 6" x 6' 7" (2.90m x 2.01m) Double glazed window to front aspect, radiator, laminate flooring.

BATHROOM

White suite comprising of low level WC, wash hand basin and panelled bath with central mixer tap and shower attachment. Obscure double glazed window to side aspect, tiled floor, heated towel rail.

EXTERIOR

GARDEN

To the Front: Shingled with painted shed, shrub border. Pathway to front door, security lighting.

To the rear: Commencing with covered patio area, remainder wood chipped with raised rockery. Shrub borders, access to front via side gate, summer house and shed to remain, security lighting, outside tap and double power supply.

GARAGE

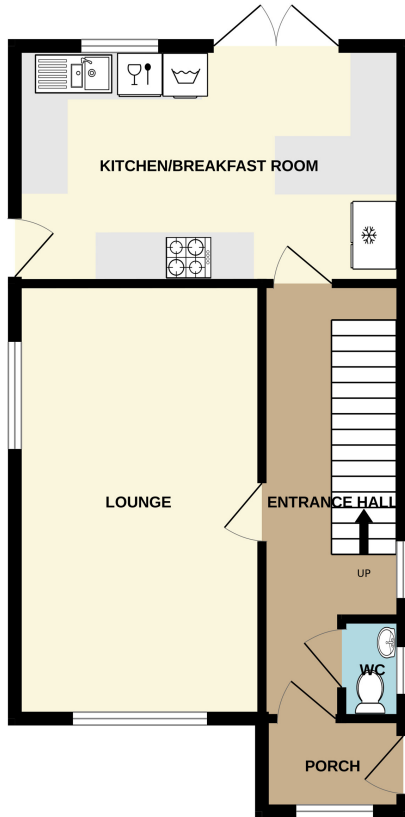
Located in a line of three with driveway providing off-road parking. Up and over door.



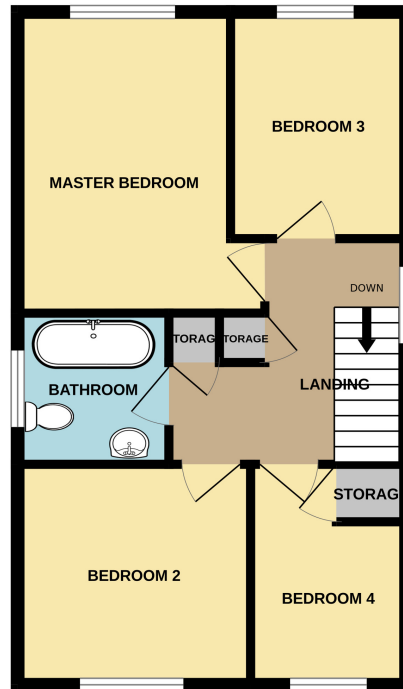
FLOORPLAN



GROUND FLOOR



1ST FLOOR



POPLAR WAY

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 ©2024

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