

REDUCED

£239,995 Freehold



12 Willow Avenue, Kirby Cross, Frinton-on-Sea, Essex. CO13 0PR

- No Onward Chain - Keys to View
- Detached Chalet
- Two Reception Rooms
- Two First Floor Bedrooms
- Off Road Parking
- Non-Estate Location
- Private Rear Garden



PROPERTY DESCRIPTION

Nestled in a Non-Estate Position and being offered with NO ONWARD CHAIN, My Moving Places have the pleasure in marketing this TWO BEDROOM DETACHED CHALET located in the popular KIRBY CROSS area. Internally you step into a Bright Entrance Hall with doors to the Bathroom and Lounge. The Bathroom has a Neutral White Suite and the Well Proportioned Lounge gives way to a Good Sized Kitchen/Diner and through to the Second Reception Room which is Rear Facing and boasts French Doors to Garden. Two Bedrooms are positioned on the First Floor. Externally the Front has Off-Road Parking and to the Rear a Generous Sized Well Stocked Garden. In our opinion a viewing is essential to appreciate the quiet location of this quaint home.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Wooden door, window to side aspect, stair rise to first floor, fitted carpet.

BATHROOM

White suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment. Obscure double glazed window to front aspect, Vaillant boiler, vinyl flooring, part tiled walls, heated towel rail.

LOUNGE

14' 8" x 11' 0" (4.47m x 3.35m) Two double glazed windows to front aspect, double glazed window to side aspect, double glass doors to kitchen/diner, fitted carpet, radiator.

KITCHEN/DINER

16' 5" x 10' 5" (5.00m x 3.17m) Range of matching eye level and base units, roll edge work surface inset stainless steel 1 1/2 sink and drainer unit. Integrated four ring gas hob with oven below. Space and plumbing for dishwasher and washing machine, space for fridge freezer. Laminate flooring, radiator, two de-framed doors into second reception room.

SECOND RECEPTION

16' 5" x 8' 10" (5.00m x 2.69m) Double glazed French doors to rear aspect, double glazed windows to side and rear aspect, laminate flooring, radiator.

FIRST FLOOR

LANDING

Square landing, doors to both bedrooms, fitted carpet.

MASTER BEDROOM

12' 4" x 8' 1" (3.76m x 2.46m) Double glazed window to front aspect, radiator, fitted carpet.

BEDROOM TWO

10' 7" x 8' 1" (3.23m x 2.46m) Double glazed window to rear aspect, radiator, fitted carpet, eaves cupboard.

EXTERIOR

GARDEN

To the Front: Coloured block paved driveway with pathway leading to side entrance door.

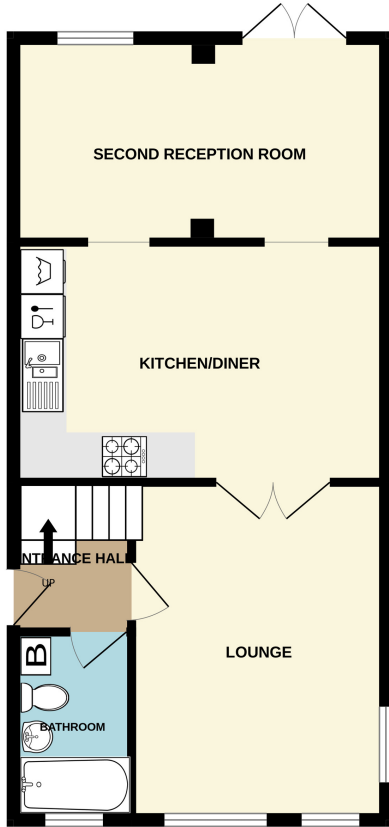
To the Rear: Block paved patio with pathway leading to the rear of the garden, second patio half way down with the remainder laid to lawn. Shed, access to front via side gate.



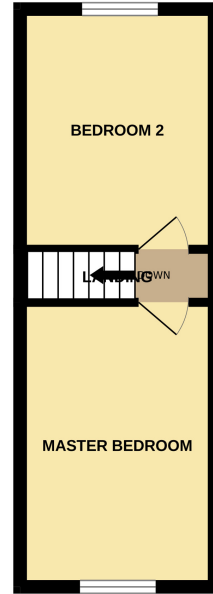
FLOORPLAN



GROUND FLOOR



1ST FLOOR



WILLOW 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.
Made with Metropix 5/2023

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