

FOR SALE

£385,000 Freehold



2 Halstead Road, KIRBY CROSS. CO13 0LW

- Detached Bungalow
- Three Bedroom
- Dual Aspect Lounge
- Conservatory
- Front & Rear Gardens
- Short Walk To Local Shop
- Gas Central Heating
- Double Glazing
- Kirby Primary School catchment
- Off Road Parking



PROPERTY DESCRIPTION

We have pleasure in offering for sale this THREE BEDROOM DETACHED BUNGALOW located in the popular village of Kirby Cross. The accommodation includes a welcoming entrance hall with wood-effect flooring and two storage cupboards, a generous through lounge/diner with deep bay window and feature fireplace, and a kitchen/breakfast room fitted with white units, timber-effect worktops and tiled splashbacks, opening to a uPVC conservatory with tiled floor and French doors to the patio. There are two double bedrooms—the principal with fitted wardrobes—and a smart four-piece bathroom with roll-top bath, separate glazed shower, pedestal basin and WC with metro tiling. Outside, established front and rear gardens offer a wide patio, lawn and gated side access, driveway to the front providing off street parking, the property is well placed for Kirby Cross shops, the station and local schools.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Double glazed entrance door, laminate flooring, textured ceiling, loft access, two storage cupboards, radiator.

LOUNGE

23' 2" x 15' 1" Narrowing 9' 11" (7.06m x 4.60m) Double glazed bay window to front, laminate flooring, stone fire surround with electric fire (not tested), Double glazed French doors to rear, door leading to kitchen, textured ceiling, three radiators.

KITCHEN

13' 10" x 9' 11" (4.22m x 3.02m) Range of matching white base and eye level units, work surface inset 1.5 sink with drainer, space for electric oven with extractor above, space and plumbing for washing machine and dish washer, combination boiler in cupboard, laminate flooring, obscure double glazed door to conservatory, double glazed windows to side and rear, textured ceiling, radiator.

CONSERVATORY

11' 9" x 7' 3" (3.58m x 2.21m) Double glazed windows to side and rear, double glazed door to side, laminate floor.

BEDROOM ONE

11' 11" x 9' 11" (3.63m x 3.02m) Double glazed window to front, laminate flooring, built in wardrobe, smooth ceiling, radiator.

BEDROOM TWO

10' 7" x 9' 11" (3.23m x 3.02m) Double glazed window to side and rear, fitted wardrobe, laminate flooring, textured ceiling, radiator.

BEDROOM THREE

Double glazed window to front and side aspects, laminate flooring, radiator.

BATHROOM

9' 1" x 7' 9" (2.77m x 2.36m) Suite comprising low level W.C, wash hand basin, roll top bath with mixer taps, shower cubical, laminate flooring. Two obscure double glazed windows to side, textured ceiling, radiator.

EXTERIOR

GARDENS

To Front: Mainly laid to lawn with mature flower and shrub borders, concrete driveway providing off street parking.

To Rear: Patio area, rest laid to lawn with mature flower and shrub borders, side area with patio, shed and gate to front.



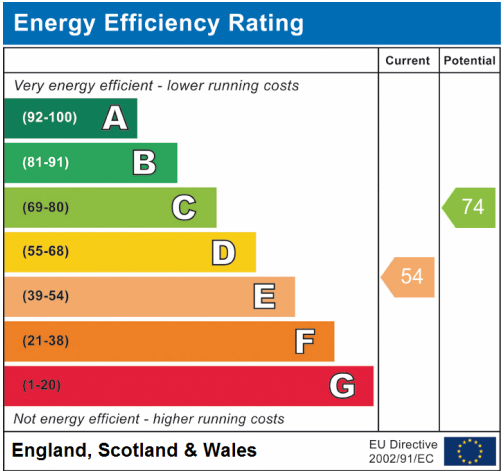
FLOORPLAN & EPC



GROUND FLOOR



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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