



## Woodland Walk, Thorpe Road, Kirby Cross, Frinton- On-Sea, Essex. CO13 0NH

- Detached Bungalow
- Three Double Bedrooms
- Two En-Suites
- Fully Integrated Kitchen
- Front & Rear Gardens
- Driveway & Detached Garage
- Utility Room
- High End New Build Home



## PROPERTY DESCRIPTION

My Moving Places have the honour in presenting Blackthorn a THREE DOUBLE BEDROOM THREE BATHROOM DETACHED BUNGALOW situated within an Exclusive Development of Luxury Bungalows nestled on the outskirts of KIRBY CROSS. Internally you step into a Large and Bright Square Entrance Hall with doors to the Three Double Bedrooms, Two with En-Suites, a Family Bathroom and a stunning Open-Plan Living Space with a Fully Integrated Kitchen. The Family Room has Bi-Folding Doors to the Garden which wraps the property, attractive Wood Burner, a Large Walk-In Storage Cupboard and door into the Utility Room. The property is run with a Heat Pump serving the Hot Water and Underfloor Heating. Externally Box Hedging will frame the Front Lawn with Driveway leading to a Generous Sized Detached Garage and to the rear is a private garden with trees beyond. In our opinion this property and the development as a whole needs to be viewed to appreciate the wooded location that these high end homes offer.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE HALL

13' 0" reducing to 10'8" x 10' 5" (3.96m x 3.17m)

Composite front door with flanking frosted double glazed panel, tiled floor, large cupboard housing under floor heating and house controls.

#### OPEN PLAN KITCHEN/FAMILY ROOM

24' 5" x 22' 8" (7.44m x 6.91m) Double glazed Bi-folding doors to garden, double glazed windows to side and rear aspects. Soft grey shaker style kitchen with Quartz worktops, under mounted stainless steel one and one half sink unit. Fully integrated appliances including induction hob with extractor, double oven and dishwasher.

#### UTILITY ROOM

5' 1" x 13' 6" (1.55m x 4.11m) Soft grey shaker style eye level and base units with Quartz worktop, under mounted stainless steel sink unit. Obscure double glazed door to garden, space for two under counter appliances, tiled floor.

#### MASTER BEDROOM

18' 1" x 16' 9" plus dressing area (5.51m x 5.11m) Double glazed windows to front and side aspects, dressing area, fitted carpet.

#### EN-SUITE

9' 7" x 5' 9" (2.92m x 1.75m) White suite comprising low level WC, vanity wash hand basin, panelled bath with mixer tap and separate low profile shower cubicle with rainfall shower head. Obscure double glazed window to side aspect, fully tiled walls and floor, extractor, shaver point.

#### BEDROOM TWO

19' 8" reducing to 13'2" x 9' 8" (5.99m x 2.95m) Double glazed window to rear aspect, fitted carpet.

#### EN-SUITE

6' 0" x 6' 4" (1.83m x 1.93m) White suite comprising low level WC, vanity wash hand basin and low profile shower cubicle with rainfall shower head. Obscure double glazed window to front aspect, fully tiled walls and floor, extractor, shaver point.

#### BEDROOM THREE

14' 5" x 10' 8" (4.39m x 3.25m) Double glazed window to front aspect, fitted carpet.

#### BATHROOM

6' 6" x 5' 11" (1.98m x 1.80m) White suite comprising low level WC, vanity wash hand basin and low profile shower cubicle with rainfall shower head. Fully tiled walls and floor, extractor, shaver point.

#### EXTERIOR

##### TO THE FRONT

Driveway for two vehicles leading to the detached garage, pathway to entrance remainder laid to lawn with box hedging, outside lighting, access to rear via side gate.

##### DETACHED GARAGE

22' 10" x 14' 8" (6.96m x 4.47m) Electric rolling door, courtesy door to garden, power and light.

##### TO THE REAR

Block paved patio with the remainder laid to lawn, outside lighting.



# FLOORPLAN



## ACCOMMODATION



PLOT 1, 4 & 5

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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