

SOLD STC

£375,000 Freehold



8 Bellamy Close, Kirby Cross, Frinton-on-Sea, Essex. CO13 0PQ

- Three/Four Bedrooms
- Extended Detached House
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Ample Off Road Parking
- Cul-de-Sac Location
- Close To Local Amenities



PROPERTY DESCRIPTION

Positioned in a quiet Cul-De-Sac in the popular area of KIRBY CROSS we have the pleasure in offering For Sale this EXTENDED THREE/FOUR BEDROOM DETACHED FAMILY HOME. Internally you are greeted with a well lit and spacious Entrance Hall, Ground Floor Cloakroom, Two Reception Rooms, Modern Kitchen and Ground Floor Office or Bedroom Four. The First Floor has Three Double Bedrooms and a Family Bathroom. In addition to the flexible layout of this home there is Off Road Parking for multiple vehicles to the Front and a Private Rear Garden with Summer House, covered entertainment area and Bar with 13amp power supply for a hot tub. An early viewing is essential to appreciate the great location of this versatile home.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

5' 9" x 3' 9" (1.75m x 1.14m)

LOUNGE

12' 4" x 20' 0" (3.76m x 6.10m)

DINING ROOM

KITCHEN

12' 2" x 8' 2" (3.71m x 2.49m)

REAR LOBBY

OFFICE/BEDROOM FOUR

13' 9" x 8' 2" (4.19m x 2.49m)

FIRST FLOOR

LANDING

MASTER BEDROOM

12' 5" x 9' 2" (3.78m x 2.79m)

BEDROOM TWO

12' 0" x 8' 8" (3.66m x 2.64m)

BEDROOM THREE

10' 5" x 8' 10" (3.17m x 2.69m)

BATHROOM

8' 7" x 7' 11" (2.62m x 2.41m)



FLOORPLAN & EPC



BELLAMY CLOSE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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