

FOR SALE

£390,000 Freehold



Peake Avenue, Kirby Cross, Frinton-on-Sea, Essex. CO13 0SQ

- No Onward Chain
- Three Reception Rooms
- Detached Family Home
- Two En-Suite Shower Rooms & Family Bathroom
- Off Street Parking & Double Length Garage
- Four Bedrooms
- Kitchen & Utility Room
- Walking Distance To Kirby Train Station



PROPERTY DESCRIPTION

My Moving Places are pleased to bring to the market this spacious home, situated in a popular residential location within Kirby Cross, just a short distance from the coast at Frinton-on-Sea. Offering generous accommodation across two floors, this detached four-bedroom property provides versatile living space ideal for families or those needing room to work from home. Upon entering, you are welcomed into a central hallway which leads to three separate reception rooms. To the rear, a large lounge stretches across the width of the property and opens onto the garden, creating a wonderful space for both relaxation and entertaining. A separate dining room offers a dedicated area for family meals or gatherings, while an additional front-facing room provides the perfect setting for a study, playroom or snug. The kitchen is well-proportioned with ample storage and work surfaces, and is complemented by a separate utility room with access to the garden—ideal for managing everyday household tasks. A ground floor cloakroom adds further convenience. Upstairs, the home offers four comfortable bedrooms arranged around a spacious landing. The main bedroom benefits from built-in wardrobes and a private en-suite shower room. A second double bedroom also features its own en-suite, making it ideal for guests or older children. The remaining bedrooms are well-sized and served by a family bathroom. Externally, the property is set back from the road, with driveway parking and a double-length garage providing excellent storage or potential for conversion, subject to planning. The rear garden is private and mainly laid to lawn, offering a safe space for children and pets, as well as a patio area perfect for outdoor dining and entertaining. Located within easy reach of Kirby Cross train station, local shops, schools and essential amenities, this home combines generous internal space with the convenience of coastal living. Frinton-on-Sea, with its sandy beaches, independent boutiques and renowned Greensward, is just a short journey away, making this an ideal opportunity for those seeking both lifestyle and practicality.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Part glazed timber entrance door, wood effect flooring, textured and coved ceiling, radiator.

KITCHEN

7' 8" x 13' 1" (2.34m x 3.99m) Range of base, drawer and matching eye level units, work surface inset stainless steel sink and drainer unit. Built in electric oven and four ring gas hob with extractor over, space and plumbing for dishwasher, integrated appliances. Double glazed window to rear aspect, wood effect flooring. Arch way leading to:

UTILITY ROOM

5' 6" x 7' 8" (1.68m x 2.34m) Work surface inset stainless steel sink and drainer unit, space and plumbing for washing machine. Door leading to rear garden.

DINING ROOM

5' 11" x 11' 3" (1.80m x 3.43m) Double glazed window to front aspect, fitted carpet, textured and coved ceiling, radiator.

LOUNGE

5' 11" x 11' 3" (1.80m x 3.43m) Double glazed patio doors to rear garden, feature fireplace with marble surround, fitted carpet, textured and coved ceiling, radiator.

STUDY

7' 7" x 9' 1" (2.31m x 2.77m) Double glazed window to front aspect, fitted carpet, textured and coved ceiling, radiator.

CLOAKROOM

Comprising low level WC and wash hand basin.

FIRST FLOOR

LANDING

Access to all four bedrooms and family Bathroom, fitted carpet, loft access, radiator,

BEDROOM ONE

9' 10" x 10' 4" (3.00m x 3.15m) Double glazed window to front aspect, built in wardrobe, fitted carpet, smooth ceiling radiator. Door to En-suite shower room

EN-SUITE SHOWER ROOM

4' 11" x 6' 7" (1.50m x 2.01m) Comprising low level WC, pedestal wash hand basin, shower cubicle. Obscure double glazed window, wood effect flooring, radiator.

BEDROOM TWO

7' 6" x 11' 0" (2.29m x 3.35m) Double glazed window to side aspect, built in wardrobe, fitted carpet, smooth ceiling, radiator. Door to En-suite.

EN-SUITE SHOWER ROOM

Comprising low level WC, wash hand basin, shower cubicle. wood effect flooring, extractor fan.

BEDROOM THREE

8' 6" x 8' 9" (2.59m x 2.67m) Double glazed window to rear aspect, built in wardrobe, fitted carpet, smooth ceiling, radiator.

BEDROOM FOUR

8' 0" x 9' 10" (2.44m x 3.00m) Double glazed window to front aspect, fitted carpet, smooth ceiling, radiator.

FAMILY BATHROOM

5' 3" x 8' 5" (1.59m x 2.57m) Suite comprising low level WC, wash hand basin with cupboard under, panelled bath with mixer taps and shower over. Obscure double glazed window to side aspect, wood effect flooring, radiator.

EXTERIOR

TO THE FRONT

Block paved driveway to side leading to garage and providing off street parking for two cars.

TO THE REAR

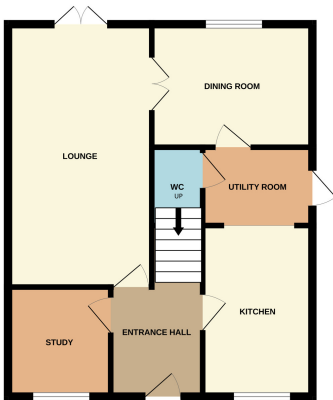
Paved patio area, remainder laid to lawn with mature bushes.



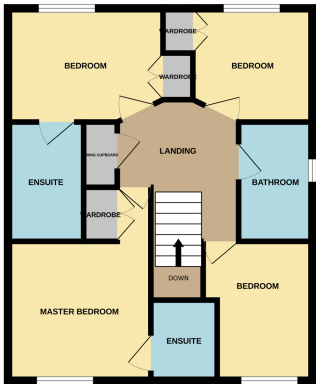
FLOORPLAN & EPC



GROUND FLOOR

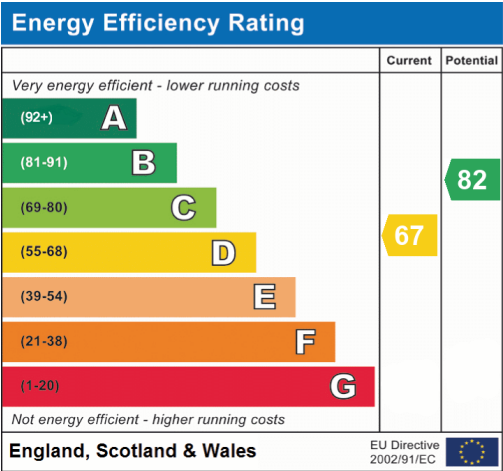


1ST FLOOR



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