

FOR SALE

£250,000 Freehold



3 Wheatsheaf, Kirby Cross, Frinton-on-Sea, Essex. CO13 OFS

- Two Double Bedrooms
- Rear Facing Kitchen/Diner
- Ground Floor Cloakroom
- En-Suite To Master Bedroom
- First Floor Family Bathroom
- Driveway For Multiple Vehicles
- Private Rear Garden
- Catchment For Kirby Primary Academy & TTC



PROPERTY DESCRIPTION

Located on the new Finches Park Development in KIRBY CROSS, My Moving Places have the honour in offering For Sale this TWO DOUBLE BEDROOM TERRACED HOUSE. This modern home is ideally located near Kirby Primary Academy and is a short walk from Kirby Cross Mainline Railway Station and other local amenities. Being built in 2021 it boasts years left on the NHBC and scores well on its EPC. Internally the Lounge gives way to the rear Facing Kitchen/Diner with a Cloakroom and Lobby between. The Kitchen/Diner overlooks the Garden and offers some Integrated Appliances. To the First Floor are Two Good Sized Double Bedrooms, as well as a Family Bathroom and En-Suite Shower Room to the Master. Externally this home boast a Large and Unexpected Driveway to the rear providing Off-Road Parking for Two/Three Vehicles and a Generous Sized Garden. Finches Park is a popular development with attractive homes and greenspaces ideal for young families. In our opinion an early viewing is strongly advised to appreciate the great location of this starter home.



ROOM DESCRIPTIONS

GROUND FLOOR

LOUNGE

13' 4" x 12' 1" (4.06m x 3.68m) Composite entrance door, double glazed window to front aspect, tiled floor, radiator, stairs to first floor.

LOBBY

Tiled floor, door to:

CLOAKROOM

3' 5" x 5' 9" (1.04m x 1.75m) Comprising low level WC and pedestal wash hand basin. Tiled floor, radiator, extractor.

KITCHEN/DINER

13' 4" x 10' 3" (4.06m x 3.12m) Range of matching eye level and base units, roll edge work surface inset stainless steel sink and drainer unit. Four ring hob with extractor over and oven below. Integrated dishwasher and 70/30 fridge freezer, space and plumbing for washing machine. Double glazed French doors to garden, double glazed window to rear aspect, deep storage cupboard, tiled floor, radiator.

FIRST FLOOR

LANDING

Fitted carpet, access to loft via hatch.

MASTER BEDROOM

10' 4" x 9' 9" (3.15m x 2.97m) Double glazed window to rear aspect, radiator, fitted carpet.

EN-SUITE

Comprising low level WC, pedestal wash hand basin and shower cubicle. Tiled floor, radiator, extractor.

BEDROOM TWO

13' 4" max x 8' 9" (4.06m x 2.67m) Double glazed window to front aspect, radiator, fitted carpet, built in storage cupboard.

BATHROOM

Comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap. Tiled floor, radiator, extractor.

EXTERIOR

GARDEN

To the Front: Shrub borders, pathway.

To the Rear: Mainly laid to lawn with hard standing pad for shed, access to driveway via back gate, outside tap.

DRIVEWAY

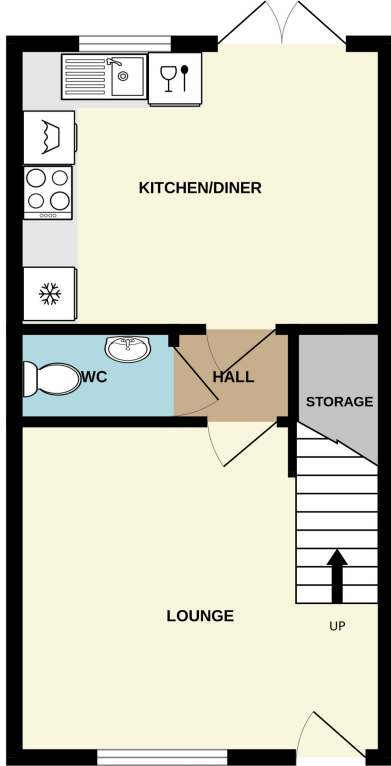
Off-Road Parking for multiple vehicles located at back of garden.



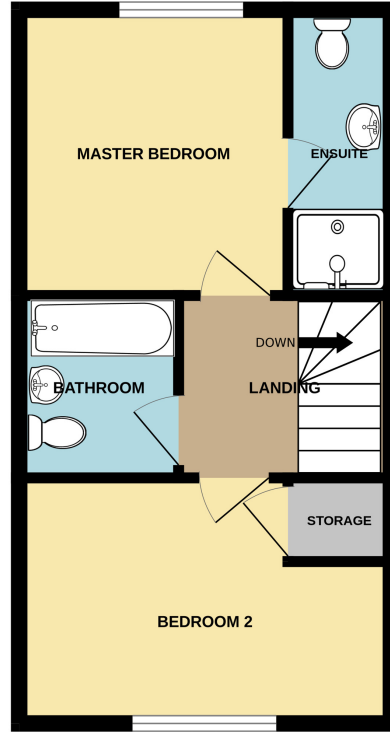
FLOORPLAN & EPC



GROUND FLOOR

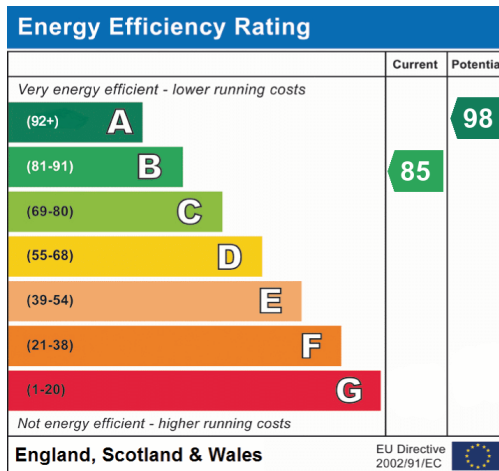


1ST FLOOR



WHEATSHEAF

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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