

FOR SALE

£289,995 Freehold



Bemerton Gardens, Kirby Cross, Frinton-on-Sea, Essex. CO13 0LQ

- four bedroom
- off street parking
- outbuilding/games room
- utility and cloakroom
- cul-de-sac location
- close to all amenities and local schools



PROPERTY DESCRIPTION

A spacious four-bedroom semi-detached home located in the popular area of Kirby Cross. The property offers a comfortable layout with a bright lounge, separate dining room, and a conservatory overlooking the garden. There is a well-sized kitchen along with a utility room and ground floor cloakroom for added convenience. Upstairs features four good-sized bedrooms and a family bathroom, making it ideal for families. Outside, the home benefits from off-road parking and a private rear garden. Situated in a quiet residential location, this property is close to local amenities, schools, and transport links



ROOM DESCRIPTIONS

Hallway

Stairs to first floor, Tiled flooring, Radiator, Double Glazed window to rear, under stair storage

Lounge

14' 3" x 13' 2" (4.34m x 4.01m) Fitted carpet, double-glazed bay window to the front, coving, radiator, log burner, and a glass-panel door leading to the entrance hall.

Kitchen

10' 9" x 10' 0" (3.28m x 3.05m) This kitchen features a practical layout with fitted base and wall units, complemented by tiled flooring throughout. The room benefits from an artex ceiling with decorative coving, adding character, while a double glazed window to the rear provides natural light.

Dining Room

11' 6" x 10' 10" (3.51m x 3.30m) This dining room offers a bright and functional space with tiled flooring throughout, complemented by an artex ceiling and decorative coving. A double glazed sliding door opens into the conservatory, allowing for plenty of natural light, while a wall-mounted radiator provides heating.

Conservatory

11' 7" x 11' 2" (3.53m x 3.40m) This conservatory provides a versatile additional living space, featuring tiled flooring and a radiator for year-round use. Surrounded by double glazed windows, the room enjoys excellent natural light, with a double glazed sliding door leading through to the dining room.

Utility Room

8' 9" x 5' 8" (2.67m x 1.73m) Work surface with plumbing installed for an automatic washing machine, inset stainless steel bowl sink with drainer, tiled flooring, and two double-glazed windows to the front.

Landing

Loft access. Double Glazed window to side, Doors leading to:

Master Bedroom

11' 8" x 11' 3" (3.56m x 3.43m) Fitted carpet, radiator, and two double-glazed windows to the front.

Bedroom Two

10' 10" x 8' 0" (3.30m x 2.44m) Fitted Carpet, Radiator, Double glazed window to rear

Bedroom Three

9' 4" x 8' 7" (2.84m x 2.62m) Fitted Carpet, Radiator, Double glazed window to front

Bedroom Four

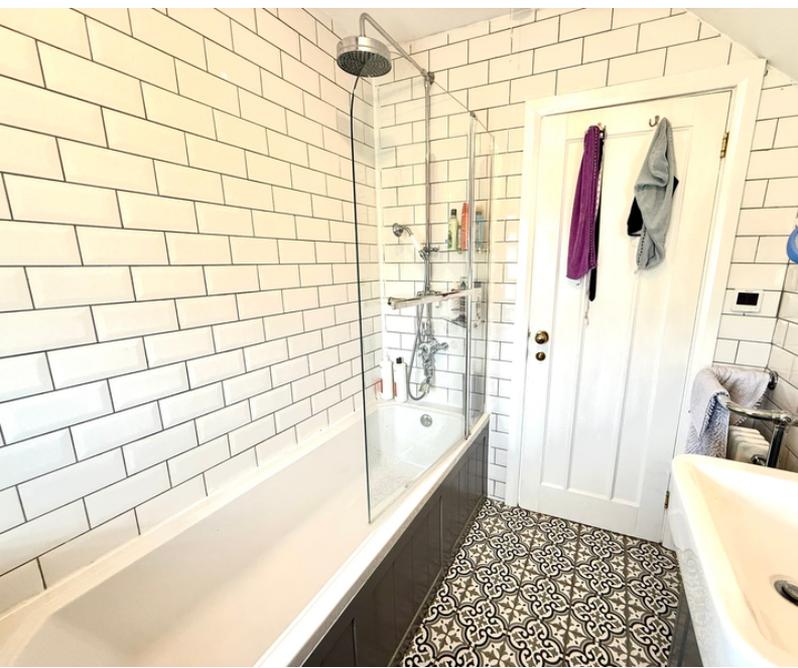
7' 7" x 6' 1" (2.31m x 1.85m) Fitted Carpet, Radiator, Double glazed window to rear

Outside- Rear

Hardstanding patio area with the remainder laid to lawn, all enclosed by panel fencing.

Outside- Front

Hard standing area providing off street parking



FLOORPLAN & EPC



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1577 sq.ft. (146.5 sq.m.) approx.

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.
Made with Metropix 62026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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