

UNDER OFFER

£340,000 Freehold



19 Elm Grove, Kirby Cross, Frinton-on-Sea, Essex. CO13 0HH

- Detached Bungalow On Corner Plot
- Two Double Bedrooms
- Generous Sized Rooms Throughout
- Shower Room
- Conservatory
- Large Loft Ideal For Conversion (STPP)
- Wrap Around Garden
- Unoverlooked Rear Garden
- Driveway & Garage
- Cul-De-Sac Location



PROPERTY DESCRIPTION

Favourably positioned on a Generous Corner Plot in a quiet Cul-De-Sac in the heart of KIRBY CROSS, My Moving Places have the honour in offering For Sale this WELL PROPORTIONED TWO DOUBLE BEDROOM DETACHED BUNGALOW. On arrival you step into the Bright Entrance Hall which gives way to the Two Double Bedrooms both front facing, the Lounge with Dual Aspect Windows and Gas Fire, the Shower Room and Kitchen. the Kitchen boasts a Four Ring Neff Induction Hob and Eye-Level Neff Double Oven and would suit any keen cook. Through the Kitchen is the Conservatory which looks out to the Rear Garden which the current owners have set as Low Maintenance. The Garden, divided, wraps the whole bungalow and provides ample Grassed and Paved Areas with Well Stocked Borders. There is a Good Sized Driveway leading to the Integral Garage and the opportunity to increase the driveway if needed. In addition, this bungalow boasts a Large Loft Space that would make an ideal conversion (subject to planning permission). In our opinion this property needs to be viewed to fully appreciate the wonderful location of the generously sized home and the plot it is nestled on.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

Obscure double glazed entrance door, laminate flooring, radiator. Access to loft via hatch which the vendors advise us is boarded.

MASTER BEDROOM

9' 7" to wardrobes x 12' 7" (2.92m x 3.84m) Double glazed window to front aspect, built in wardrobes, laminate flooring, radiator.

BEDROOM TWO

12' 9" x 10' 3" (3.89m x 3.12m) Double glazed windows to front and side aspects, laminate flooring, radiator.

SHOWER ROOM

Suite comprising of low level WC, vanity wash hand basin with storage and corner shower cubicle with sliding doors. Obscure double glazed window to rear aspect, tiled walls and floor, radiator, airing cupboard.

LOUNGE

16' 4" x 11' 9" (4.98m x 3.58m) Double glazed windows to side and rear aspects, laminate flooring, radiator. Gas fire with hearth and surround.

KITCHEN

11' 9" x 10' 4" (3.58m x 3.15m) Cream shaker style range of matching eye level and base units, roll edge work surface inset stainless steel 1 and 1/2 sink and drainer unit with additional filtered water tap. Integrated Neff induction hob with extractor over, integrated Neff eye level double oven, space for fridge freezer, space and plumbing for washing machine and dishwasher. Double glazed window to rear aspect, door to conservatory, wall mounted

Vaillant boiler, tiled floor, tiled splashback, radiator.

CONSERVATORY

9' 4" x 8' 9" (2.84m x 2.67m) UPVC door to garden, double glazed windows to side and rear aspects, courtesy door to garage, two wall mounted lights, radiator.

INTEGRAL GARAGE

Up and over door, door to conservatory, power and light. Consumer unit, space for additional white goods.

EXTERIOR

GARDENS

Wrap around gardens divided with two walls to create a private rear garden.

To the Rear: Block paved with Summer House and Shed to remain, shrub borders. Gates to either side.

To the Front: Pathway leading to Entrance, to the left driveway leading to garage with shingled area ideal for additional parking. Second patio area wrapping the bungalow from the lounge windows to the side gate with the remainder laid to lawn. Mature and attractive shrub borders, outside tap, security lighting. Front boundary line set with dwarf brick wall.



FLOORPLAN & EPC

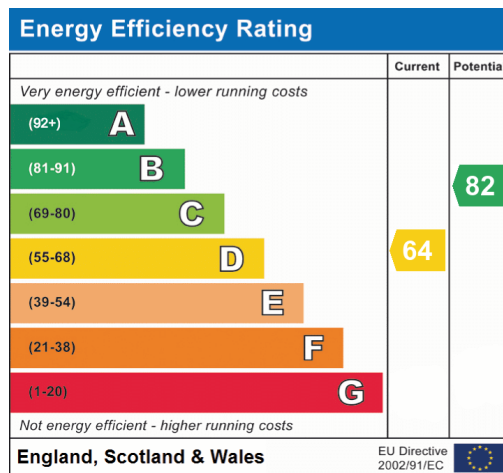


ACCOMMODATION



ELM GROVE

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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