

REDUCED

£525,000 Freehold



## 2 Farm Close, KIRBY CROSS, Frinton on Sea, Essex. CO13 0FW

- Detached Bungalow
- Three Bedrooms & En-Suite To Master
- New Conservatory
- Situated on a Large Plot
- Driveway & Garage
- South Westerly Facing Rear Garden
- Extensive Farmland Views
- Underfloor Gas Heating Throughout
- High Specification & Luxury Finishes Throughout
- Close To Kirby Cross Train Station





## PROPERTY DESCRIPTION

Protected views across open farmland Just a short drive to the Blue Flag Beaches of FRINTON ON SEA is this LUXURY THREE BEDROOM DETACHED BUNGALOW which is Set in a tranquil and exclusive development of just eight properties on the outskirts of KIRBY CROSS and in walking distance of Kirby Cross Mainline Train Station. The property, built in 2020, occupies a generous sized plot and has undergone a facelift by the present owners. Internally the spacious Entrance Hall opens into a welcoming and bright Reception Room set for Dining with a Modern High Gloss Kitchen full of Integrated Hotpoint and Bosch Appliances, Rear Facing Lounge with French doors leading to the Garden and Conservatory with more uninterrupted Field Views and French doors to the Garden too. From the Second Hall are Three Bedrooms, En-Suite from the Master Bedroom and a Family Bathroom. The property is presented in Immaculate Condition and has many nice finishes including Gas Underfloor Heating, Soft Closing Kitchen Cabinets and New Carpets fitted throughout. Externally there is an attractive block paved Driveway with ample parking for multiple vehicles leading to a large Garage/Workshop and a second Double Gated Hardstanding Area ideal for boat or caravan. The Rear South Westerly Facing Garden backs onto open fields with far reaching views of Harwich and Felixstowe. In our opinion a viewing is essential to appreciate the high quality finishes within this turnkey home and the views that it offers.





## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE HALL

Obscure double glazed front door with obscure double glazed glass panels either side giving plenty of light into the spacious hall, built in cupboard housing hot water tank.

#### OPEN PLAN KITCHEN/DINING AREA

20' 8" x 14' 4" reducing to 10'3" (6.30m x 4.37m) Open plan layout perfect for Family Dining or Entertaining with double glazed windows to front and side aspects making the room feel light and airy. In the Kitchen area with soft closing gloss grey eye level, base and drawer units with Quartz work surface, undermounted 1 and 1/2 sink unit. Integrated appliances as follows; Bosch dishwasher, Hotpoint fridge and freezer, Hotpoint washing machine/dryer, Hotpoint induction hob with extractor over and Bosch double oven. Larder cupboard housing wall mounted Vaillant boiler, additional pull out larder cupboard. Doors to Lounge and Second Hall.

#### LOUNGE

16' 3" x 14' 2" (4.95m x 4.32m) Another large reception room with double glazed French doors to the Garden with Farmland views beyond, newly fitted carpet. Double glazed French doors to Conservatory.

#### CONSERVATORY

14' 9" x 11' 9" (4.50m x 3.58m) Double glazed French doors to Garden, extensive Farmland views, LVT flooring.

#### HALLWAY

Newly fitted carpet, doors to all Bedrooms and Family Bathroom. Access to loft via large hatch.

#### BEDROOM THREE

9' 8" to wardrobes x 6' 8" (2.95m x 2.03m) Double glazed window to rear aspect with Garden and Farmland views, newly fitted carpet, fitted wardrobes.

#### BEDROOM TWO

9' 10" x 8' 6" to wardrobes (3.00m x 2.59m) Double glazed window to front aspect, newly fitted carpet, built in wardrobes.

#### FAMILY BATHROOM

6' 7" x 6' 7" (2.01m x 2.01m) Modern white suite comprising low level WC, vanity wash hand basin and panelled bath with mixer taps and shower attachment. Obscure double glazed window to rear aspect, tiled walls and flooring, heated towel rail, extractor fan, shaver point.

#### MASTER BEDROOM

13' 6" x 11' 11" (4.11m x 3.63m) Double glazed window to front aspect, newly fitted carpet, door to En-Suite.

#### EN-SUITE

6' 7" x 6' 3" (2.01m x 1.91m) Modern suite comprising low level WC, vanity wash hand basin and large shower cubicle. Obscure double glazed window to rear aspect, tiled walls and flooring, heated towel rail, extractor fan, shaver point.

#### EXTERIOR

##### GARDEN

To the Front: Block paved driveway large enough of multiple vehicles leading to a Large Garage/Workshop. Shrub borders set in woodchip either side of the Entrance door and extending in front of the windows.

To the Rear: Commencing with an attractive block paved patio area, raised flower and shrub bed with the remainder of the garden laid to lawn. Low cut shrubs to the back of the garden giving extensive and uninterrupted Farmland views towards Harwich and Felixstowe. Pathway leading to side gate and courtesy door to Garage/Workshop.

##### GARAGE/WORKSHOP

Up and over door, courtesy door to Garden, power and light, gable storage space.

##### AGENTS NOTE

Planning applications in the immediate locality - We have been advised that no building will be scheduled for the field behind this bungalow. Local planning was checked March 2024

The Vendors have informed us that the views across the open Farmland cannot be built on and provide a barrier between Kirby Cross and Kirby Le Soken



FLOORPLAN & EPC

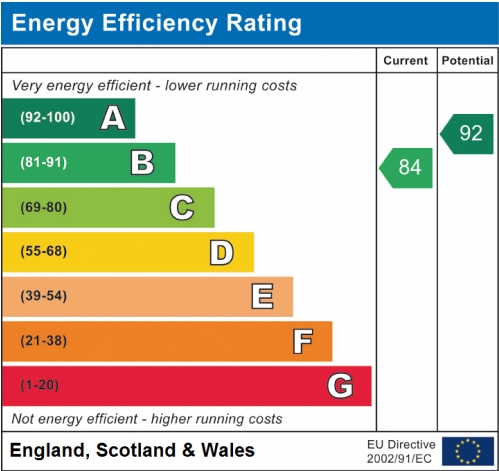


GROUND FLOOR



FARM 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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