



Caledonia Chestnut Avenue, KIRBY CROSS. CO13 0LA

- Extended Detached House
- Three Double Bedrooms
- Two Reception Rooms
- Modern Shaker Style Kitchen
- Four Piece Family Bathroom
- En-Suite & First Floor Cloakroom
- Large Rear Garden
- Off Road Parking for Several Vehicles
- Non-Estate Location
- Close to Shops & Rail Services



PROPERTY DESCRIPTION

Nestled in a Non-Estate Position on a Private Road within the heart of KIRBY CROSS, My Moving Places have the pleasure in offering For Sale this EXTENDED THREE DOUBLE BEDROOM DETACHED HOUSE. The location of this home is ideal for someone wanting to be near amenities but without being on a busy road. On arrival you greeted into a Large Porch with Built In Cloaks Storage. From the Porch you step through into the main Hallway which gives way to Two Reception Rooms with the Lounge Dual Aspect and the Dining Room leading through to the Modern Kitchen. The Shaker Style Kitchen boasts plenty of storage, Some Integrated Appliances and Views of the Garden. The Hallway also leads to the Bathroom which boasts both a Bath and Separate Shower Cubicle. To the First Floor there are Three Double Bedrooms with the Master Rear Facing. The Master Bedroom boasts an En-Suite Shower Room whilst the Landing also gives way to a Cloakroom. Externally the current owners have Landscaped both the Front and Rear Gardens. The Rear Garden, approximately 90ft, boasts Two Large Attractive Patios adjoined by a Sweeping Pathway. To the Rear of the Garden are Good Sized Sheds previously used as an Art Studio and ideal for someone wanting a Workshop, whilst to the Front a Large Driveway provides parking for several vehicles. In our opinion this home is ideal for a growing family or for someone that requires more external space than the average house and we strongly advise a viewing to fully appreciate the wonderful location of this forever home.



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

4' 8" x 5' 7" (1.42m x 1.70m) UPVC Entrance door, obscure double glazed window to side, laminated flooring, storage cupboard with sliding doors, radiator. UPVC door Entrance hall.

ENTRANCE HALL

Double glazed window to side, laminate flooring, radiator.

BATHROOM

5' 7" x 13' 8" (1.70m x 4.17m) Suite comprising low level WC, vanity wash hand basin, panelled bath and separate shower cubicle. Obscure double glazed windows to side and rear aspects, tiled floor, part tiled walls, radiator.

LOUNGE

11' 9" x 15' 2" (3.58m x 4.62m) Double glazed windows to front and side aspects, laminated flooring, two radiators.

DINING ROOM

11' 2" x 11' 8" (3.40m x 3.56m) Double glazed window to side aspect, laminated flooring, radiator, stairs to first floor. Door leading to Kitchen.

KITCHEN

13' 8" x 8' 11" (4.17m x 2.72m) Modern range of shaker style base, drawer and matching eye level units, roll edge work surface, inset one and half bowl sink and drainer unit. Four ring AEG induction hob with extractor over, double eye level Zanussi oven, space for tall fridge/freezer, space and plumbing for washing machine and slimline dishwasher. Double glazed windows to side and rear aspects, UPVC door to garden, tiled and panel splashback, double door larder cupboard, vertical radiator, tiled flooring, under counter lighting, plinth lighting.

FIRST FLOOR

LANDING

Double glazed window to side aspect, fitted carpet.

CLOAKROOM

Comprising low level WC and wall mounted wash hand basin. Obscure double glazed window to side, laminate flooring.

MASTER BEDROOM

14' 0" x 11' 4" (4.27m x 3.45m) Double glazed window to rear aspect, laminate flooring, storage cupboard, radiator.

EN-SUITE

3' 2" x 9' 9" (0.97m x 2.97m) Comprising low level WC, vanity wash hand basin and shower cubicle with mains shower. Laminate flooring, tiled walls, extractor fan, heated towel rail.

BEDROOM TWO

11' 8" x 12' 0" (3.56m x 3.66m) Double glazed window to front aspect, wardrobe with mirrored sliding doors, laminate flooring, radiator.

BEDROOM THREE

11' 9" x 9' 4" (3.58m x 2.84m) Double glazed Dorma window to side aspect, laminate flooring, radiator, access to part boarded loft with light via hatch.

EXTERIOR

GARDEN

To the Rear: Attractive paved patio wrapping the house with a sweeping paved pathway to the second patio. Dwarf fence and gate to lawn dividing the first patio to the remainder of the garden which is laid to lawn with well stocked borders. Several sheds all with power. Outside lights, outside tap. Access to front via side gate.

To the Front: Part paved part shingled driveway providing off road parking for several vehicles, remainder laid to lawn with attractive border. Outside lighting.



FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



CHESTNUT 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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