

FOR SALE

£325,000 Freehold



# Crossfield Way, Kirby Cross, Frinton-on-Sea, Essex. CO13 0LL

- No Onward Chain
- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Bathroom & Separate Cloakroom
- Cul-De-Sac Location
- Driveway & Detached Garage
- 80/90FT Rear Garden



## PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and positioned in a quiet CUL-DE-SAC in KIRBY CROSS, My Moving Places have the honour in marketing this TWO DOUBLE BEDROOM DETACHED BUNGALOW. This bungalow is conveniently located close to local shops, Mainline Railway Station and Bus Links. Internally the Large Entrance Hall gives way to Two Double Bedrooms both to the front, Bathroom and Separate Cloakroom, Rear Facing Lounge with a wide patio door and the Dining Room. Through the Dining Room and into the Large Rear Facing Kitchen with additional door to side garden. Externally to the front is a Driveway leading to the Detached Garage with the remainder laid to lawn and to the Rear a Good Sized 80/90ft Well Stocked Garden. In our opinion this bungalow needs to be viewed to fully appreciate the size of the accommodation on offer and its quiet location.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### PORCH

Enclosed porch with UPVC entrance door, glazed door to hall.

#### ENTRANCE HALL

Spacious hall with storage cupboard housing hot water tank, radiator, fitted carpet, access to loft via hatch.

#### MASTER BEDROOM

14' 6" x 10' 0" (4.42m x 3.05m) Double glazed window to front aspect, radiator, fitted carpet.

#### BEDROOM TWO

11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window to front aspect, radiator, fitted carpet.

#### CLOAKROOM

White suite comprising of low level WC and wall mounted wash hand basin. Obscure double glazed window to side aspect, fitted carpet, tiled splashback.

#### BATHROOM

Suite comprising wall mounted wash hand basin and panelled bath with mixer tap and shower attachment. Obscure double glazed window to side aspect, vinyl flooring, radiator, shaver point, part tiled walls.

#### LOUNGE

20' 0" x 12' 4" (6.10m x 3.76m) Double glazed patio doors to rear aspect, double glazed window to side aspect, two radiators, fitted carpet.

### DINING ROOM

12' 3" x 9' 0" (3.73m x 2.74m) Double glazed window to side aspect, radiator, fitted carpet. This room could be converted to a third bedroom by moving the kitchen access to the lounge.

### KITCHEN

12' 3" x 12' 4" (3.73m x 3.76m) Range of matching eye level and base units, roll edge work surface inset stainless steel sink and double drainer unit. Four ring gas hob with extractor over, integrated double Bosch oven. Space for under counter fridge and freezer, space and plumbing for washing machine. Double glazed window to rear aspect, UPVC door to garden, part tiled walls, vinyl flooring, radiator.

### EXTERIOR

#### GARDEN

To the Front: Driveway leading to garage, curved pathway to entrance with the remainder laid to lawn, flower and shrub border to front boundary line.

To the Rear: Patio area extending from behind the garage with attractive pergola, remainder laid to lawn with stepping stone pathway leading to the Summer House (with power). Mature and well stocked flower and shrub borders, fruit trees including Apple and Plum. Outside tap and light, shed and greenhouse. Access to front via side gate, courtesy door to garage.

#### DETACHED GARAGE

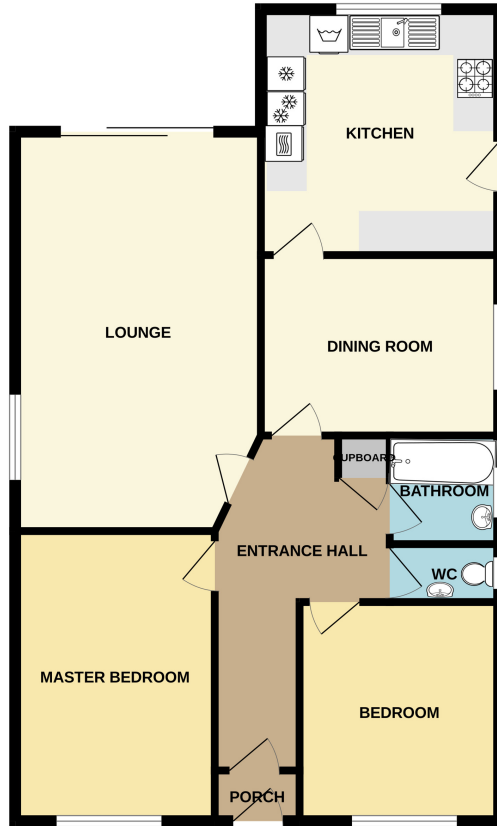
Up and over door, power and light, courtesy door to garden.



# FLOORPLAN & EPC



## ACCOMMODATION



CROSSFIELD WAY

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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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