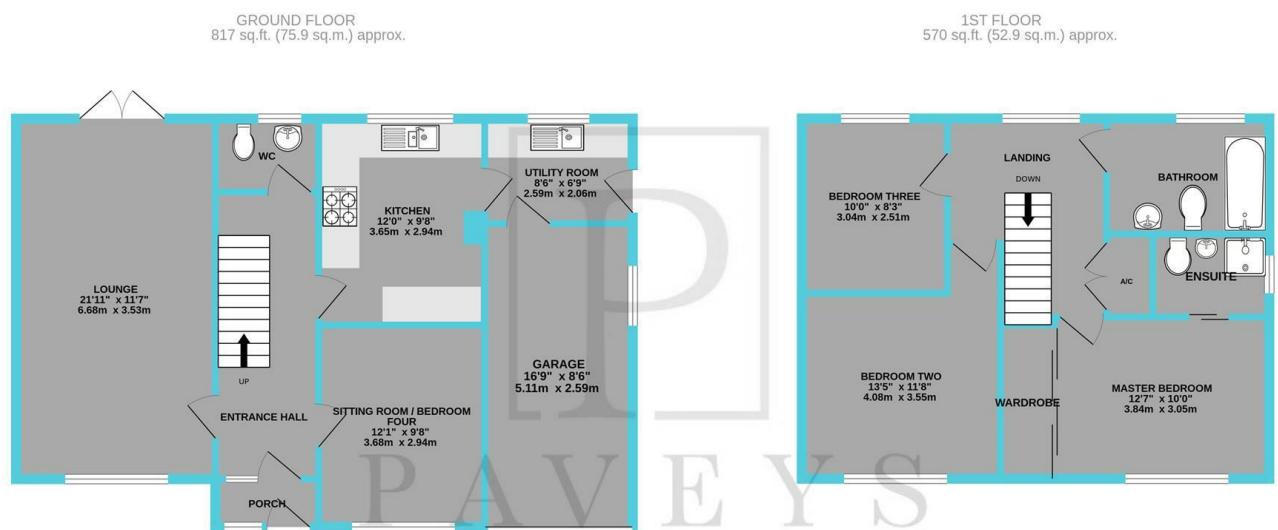
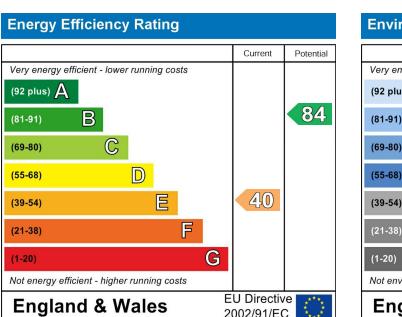


14, Hunt Way  
 Kirby Cross, CO13 0RQ

Price £380,000 Freehold

Paveys have the pleasure in offering for sale this THREE/FOUR BEDROOM DETACHED HOUSE with GENEROUS GARDENS & INTEGRAL GARAGE set in a peaceful cul-de-sac on the popular Frietuna Development. The property is in need of updating and modernisation but has the potential to be something quite special. Key features include a large lounge with doors to the garden, kitchen with attached utility room, sitting room/bedroom four, three first floor double bedrooms, en-suite shower room and family bathroom. The property is set on a generous plot with a good size private rear garden, front garden and driveway leading to the integral garage. Hunt Way is a popular residential cul-de-sac tucked away from the hustle and bustle but centrally positioned close to shops, schools, the beach and Frinton Railway Station. We have keys. Call Paveys to arrange your appointment to view.



ESTATE AGENTS

TOTAL FLOOR AREA: 1386 sq.ft. (128.8 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.  
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#### PORCH

UPVC double door glazed door and two full height panels to front aspect.

#### ENTRANCE HALL

Hardwood entrance door to front aspect, fitted carpet, stair flight to First Floor, coved ceiling, radiator.

#### CLOAKROOM

Suite comprising low level WC and wash hand basin. Window to rear, radiator.

#### LOUNGE 21'11 x 11'7 (6.68m x 3.53m)

Window to front, UPVC double glazed double doors to rear garden, coved ceiling, TV point, radiators.

#### SITTING ROOM/BEDROOM FOUR 12'1 x 9'8 (3.68m x 2.95m)

Window to front, coved ceiling, radiator.

#### KITCHEN BREAKFAST ROOM 12' x 9'8 (3.66m x 2.95m)

Under counter units with work tops over, stainless steel sink top and double drainer, space for cooker, space for fridge freezer, serving hatch. Window to rear overlooking the garden, vinyl tile flooring part tiled walls, door to Utility Room,

#### UTILITY ROOM 8'6 x 6'9 (2.59m x 2.06m)

Window to rear overlooking the garden, UPVC double glazed door to side, vinyl tile flooring, fitted base unit with stainless steel work top and drainer, space and plumbing for washing machine, space for tumble dryer, wall mounted boiler (not tested by Agent), door to Integral Garage.

#### FIRST FLOOR

#### FIRST FLOOR LANDING

Window to rear, fitted carpet, built in airing cupboard, loft hatch, radiator.

#### MASTER BEDROOM 12'7 x 10' (3.84m x 3.05m)

Window to front, fitted wardrobe, sliding door to En-Suite, radiator.

#### EN-SUITE TO MASTER BEDROOM

Suite comprising low level WC, pedestal wash hand basin and shower cubicle with wall mounted shower. Window to side, fully tiled walls, radiator.

#### BEDROOM TWO 13'5 x 11'8 (4.09m x 3.56m)

Window to front, radiator.

#### BEDROOM THREE 10' x 8'3 (3.05m x 2.51m)

Window to rear, radiator.

#### BATHROOM

Suite comprising low level WC, vanity wash hand basin and bath with shower attachment over. Window to rear, vinyl tile flooring, fully tiled walls, radiator.

#### OUTSIDE FRONT

Laid to lawn, driveway to the front of the garage, gated access to rear garden.

#### OUTSIDE REAR

Generous rear garden, lawn area with retaining panel fencing, large patio area to the rear of the garden, established tree, gated access to front.

#### INTEGRAL GARAGE 16'9 x 8'6 (5.11m x 2.59m)

Up and over door, window to side, power and light connected (not tested by Agent), integral door to Utility Room.

#### IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: E

The property is connected to electric, gas, mains water and sewerage.

#### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

#### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.