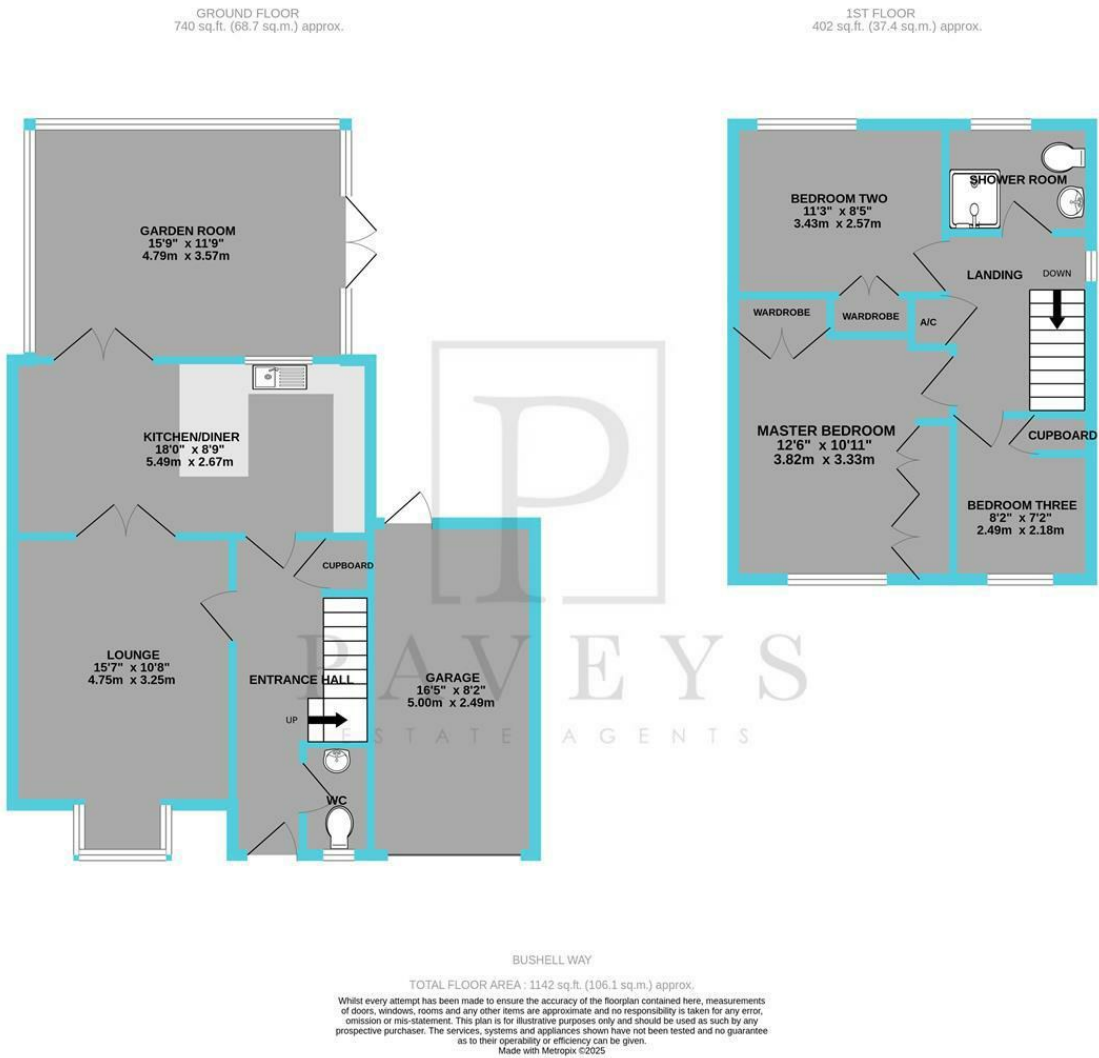


15, Bushell Way  
Kirby Cross, CO13 0TW

Price £370,000 Freehold



An IMMACULATE & BEAUTIFULLY PRESENTED DETACHED HOUSE in a sought after residential location tucked away in a cul-de-sac on the Frietuna Development. This much loved family home has been extended and modernised to a high standard benefitting from a lounge, kitchen diner, 15ft garden room and cloakroom. Upstairs are two double bedrooms with built in wardrobes, a small third bedroom and modern shower room. The rear garden is paved for low maintenance and has access to the garage. There is ample off road parking to the front of the property. Bushell Way is located a short walk from the Frinton Gates, Frinton Railway Station, Connaught Avenue and the beautiful beach. Local amenities including schools, supermarkets and green open space and all close by. an internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

ENTRANCE HALL

Composite entrance door to front aspect, wood flooring, stair flight to First Floor, built in cupboard, door to Cloakroom, radiator.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Double glazed window to front, wood flooring, laminate flooring, chrome heated towel rail.

LOUNGE 15'7 x 10'8 (4.75m x 3.25m)

Double glazed box bay window to front, fitted carpet, coved ceiling, fireplace with surround and hearth, TV point, glazed double doors to Kitchen Diner, radiator.

KITCHEN DINER 18' x 8'9 (5.49m x 2.67m)

Contemporary over and under counter units, work tops and upstands, undermount sink with mixer tap. Integrated oven, electric hob, integrated appliances including fridge freezer, microwave, washing machine. Double glazed double doors to rear garden, double glazed window to rear, wood flooring, breakfast bar, smooth ceiling, part tiled walls, spot lights, upright radiator.

GARDEN ROOM 15'9 x 11'9 (4.80m x 3.58m)

Double glazed double doors to rear garden, double glazed windows to all aspects, LVT flooring, smooth sloped ceiling, power and light.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, coved ceiling, loft access, built in airing cupboard.

MASTER BEDROOM 12'6 x 10'11 (3.81m x 3.33m)

Double glazed window to front, fitted shutters, fitted carpet, range of fitted wardrobes, built in wardrobe, radiator.

BEDROOM TWO 11'3 x 8'5 (3.43m x 2.57m)

Double glazed window to rear, fitted carpet, built in wardrobe, radiator.

BEDROOM THREE 8'2 x 7'2 (2.49m x 2.18m)

Double glazed window to front, fitted carpet, built in cupboard, radiator.

SHOWER ROOM

Modern suite comprising low level WC, wash hand basin and large walk in shower with glass screen. Double glazed window to rear, tiled flooring, fully tiled walls, traditional radiator.

OUTSIDE FRONT

Generous block paved driveway to the front of the garage providing off road parking for several vehicles, flower and shrub border and bed, access to garage, exterior lighting, gated access to rear.

OUTSIDE REAR

A low maintenance, paved garden with established plant and shrub borders, timber shed, timber summer house, outside tap, access to Garage, exterior lighting, gated access to front.

GARAGE 16'5 x 8'2 (5.00m x 2.49m)

Up and over door, power and light connected (not tested by Agent), double glazed courtesy door to rear garden.

IMPORTANT INFORMATION

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

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 are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.