PAVEYS
ESTATE AGENTS

26, Orchard Gardens

Kirby Cross, CO13 0FL

Price £500,000 Freehold















110 Connaught Avenue
Frinton-on-Sea
Essex
CO13 9PT

Tel: 01255879020

Email: sales@paveys.co.uk

Web: www.paveys.co.uk

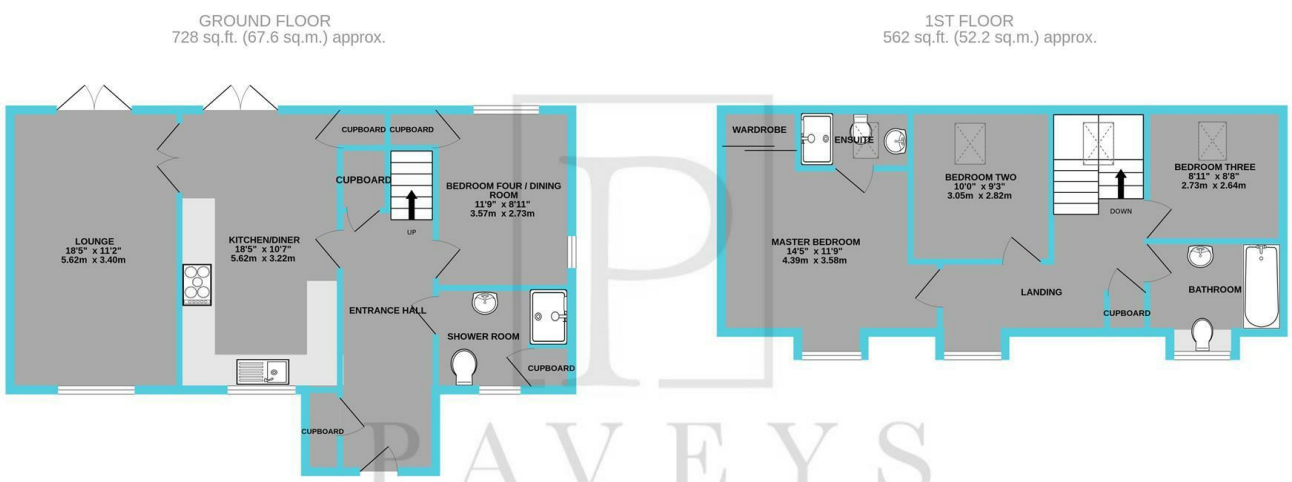
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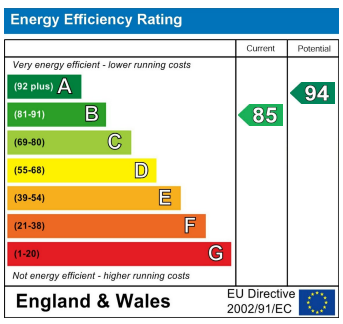
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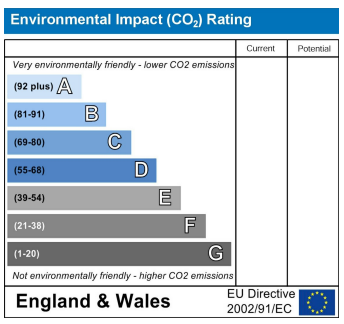
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New to the market is this ATTRACTIVE DETACHED CHALET STYLE HOUSE with WALLED LANDSCAPED GARDEN located in the village of Kirby Cross. The property forms part of a private development of properties constructed by renowned builders "Roman Homes" in 2021. This "TURN KEY" property is in excellent order both inside and out and is ready to move into. Key features include a lounge and kitchen diner, both with double doors to the secluded garden, ground floor bedroom/dining room and modern ground floor shower room. Upstairs are a further three bedrooms including the master bedroom with attached ensuite shower room. The property has a stylish and modern interior with the addition of high quality fixtures and fittings including internal oak doors, LVT flooring and high end appliances. The low maintenance and secluded rear garden has an artificial lawn and gives access to the garage and driveway located to the rear of the property. In addition the property has the benefit the remaining NHBC Certificate. Orchard Gardens is located in the village of Kirby Cross and within easy reach of local shops, railway services and bus routes. The stunning beach, seafront and restaurants at Frinton-on-Sea are a short distance away. An internal viewing is highly recommended. Call Paveys today to arrange a viewing.









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ENTRANCE HALL
Composite entrance door to front aspect, pitched and tiled roof, Moduleo LVT flooring, smooth ceiling, stair flight to First Floor, under stairs storage cupboard, built in cupboard, radiator.

CLOAKROOM/SHOWER ROOM
Modern white suite comprising low level WC, vanity wash hand basin and walk in shower. Double glazed window to front, Moduleo LVT flooring, smooth ceiling, spot lights, part tiled walls, cupboard housing wall mounted boiler (not tested by Agent), chrome heated towel rail.

KITCHEN DINER 18'5 x 10'7 (5.61m x 3.23m)
Range of high gloss over and under counter units, granite overlay and upstands, sink and drainer with mixer tap. Range of built in Siemens appliances including eye level oven and microwave, induction hob and extractor hood. Integrated Bosch appliances including fridge freezer, washing machine and dishwasher. Double glazed window to front, double glazed double doors to rear garden, Moduleo LVT flooring, smooth ceiling, spot lights, radiator.

LOUNGE 18'5 x 11'2 (5.61m x 3.40m)
Double glazed double doors to rear garden, double glazed window to front, fitted carpet, smooth ceiling, TV point, glazed double doors to Kitchen Diner, radiator.

BEDROOM FOUR/DINING ROOM 11'9 x 8'11 (3.58m x 2.72m)
Double glazed windows to rear and side aspects with views over the garden, Moduleo LVT flooring, smooth ceiling, built in cupboard, radiator.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed Velux window to rear, double glazed window to front, fitted carpet, built in cupboard,

MASTER BEDROOM 14'5 x 11'9 (4.39m x 3.58m)
Double glazed window to front, fitted carpet, smooth ceiling, fitted wardrobe with mirror fronted sliding doors, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM
Modern white suite comprising low level WC, vanity wash hand basin and enclosed shower with glass door. Double glazed Velux window to rear, Moduleo LVT flooring, part tiled walls, shaver point, chrome heated towel rail.

BEDROOM TWO 10' x 9'3 (3.05m x 2.82m)
Double glazed Velux window to rear, fitted carpet, smooth ceiling, radiator.

BEDROOM THREE 8'11 x 8'8 (2.72m x 2.64m)
Double glazed Velux window to rear, fitted carpet, smooth ceiling, radiator.

FAMILY BATHROOM
Modern white suite comprising low level WC, vanity wash hand basin and bath with shower attachment over. Double glazed window to front, Moduleo LVT flooring, part tiled walls, spot lights, chrome heated towel rail.

OUTSIDE FRONT
Flower and shrub borders, gravel detailing, pathway to entrance door, gated access to rear garden.

OUTSIDE REAR
A very private and beautifully landscaped garden with retaining wall and panel fencing. Artificial lawn, established shrubs and plants, stone chip bed, patio area, exterior lighting, courtesy door to Garage, gated access to front, gated access to rear leading to the garage and driveway.

DETACHED GARAGE + PARKING 23'3 x 10'2 (7.09m x 3.10m)
Located to the rear of the property, electric roller door, power and light connected, electric EV car charging port, courtesy door to rear garden, gated access to rear garden,

AGENTS NOTES
We are advised that the property is subject to a development management fee of approximately £300 per annum. Any potential buyer is advised to obtain verification via their solicitor.
The property has the benefit of Fibre Broadband.
The property has the benefit of a remaining NHBC Guarantee.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: B
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 our 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.