



2, Orchard Crescent
Kirby Cross, CO13 0GF

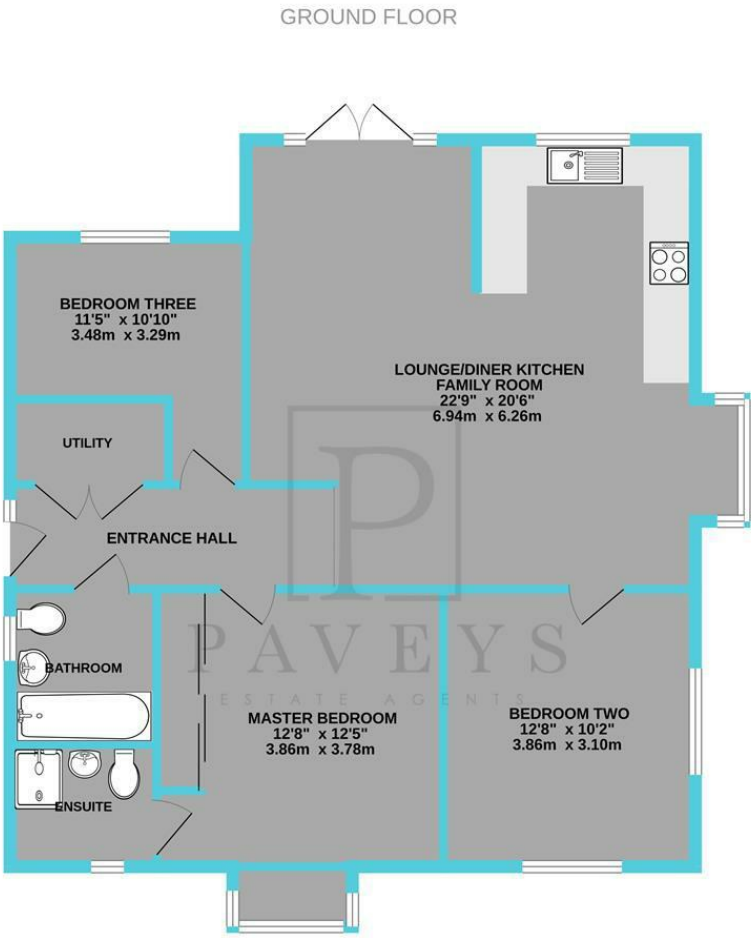
Offers in excess of £475,000 Freehold

Paveys have the pleasure in offering for sale this ATTRACTIVE THREE BEDROOM DETACHED BUNGALOW tucked away in a small private development in the village of Kirby Cross. This SUPERB TURN KEY PROPERTY is in excellent decorative order and is ready to move straight in to. Key features include a bright and spacious open plan lounge, dining area and luxury kitchen with LVT premium flooring, underfloor heating and integrated appliances. There are three double bedrooms one of which has a modern en-suite shower room and a fully fitted family bathroom. Outside is a secluded South West facing garden, garage and driveway. Orchard Crescent is a small development of properties built 2-3 years ago and is positioned just off the Frinton Road. Kirby Cross has its own primary school, local shops, sporting clubs including bowls and tennis and railway station with services to Frinton-on-Sea, Chelmsford and London. 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			100
(92 plus) A			
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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.
Made with Metropix i2024

ENTRANCE HALL

Double glazed composite entrance door and double glazed side panel, LVT premium flooring, underfloor heating, smooth ceiling, loft access, mains wired carbon monoxide alarm. Large double built-in utility cupboard with fitted shelving, space and plumbing for washing machine and space with tumble dryer, power and light connected.

LOUNGE/DINER KITCHEN FAMILY ROOM 22'9 x 20'6 (6.93m x 6.25m)

Kitchen: Modern high gloss over and under counter units, Quartz worktops and upstands, inset undermount sink with mixer tap, under unit lighting. Range of Zanussi appliances including eye level double oven, microwave, induction hob and extractor hood. Integrated dishwasher, integrated fridge freezer. Double glazed window to rear, LVT premium flooring, underfloor heating, space for wine cooler, smooth ceiling, spot lights.

Dining Area & Lounge: Double glazed French doors and side panels to rear leading to rear garden, double glazed windows to side with fitted shutters, LVT premium flooring, underflooring heating, smooth ceiling, spotlights, TV point, built in ceiling speakers.

MASTER BEDROOM 12'8 x 12'5 (3.86m x 3.78m)

Double glazed box bay window to front with fitted shutters, fitted carpet, underfloor heating, smooth ceiling, built in mirror fronted sliding door wardrobes, door to En Suite Shower Room.

EN SUITE TO MASTER BEDROOM

Modern white suite comprising low level WC, pedestal wash hand basin and large walk in shower with glass screen and rainfall shower. Double glazed window to front, tiled flooring, underfloor heating, fully tiled walls, smooth ceiling, spotlights, shaver point, wall mounted illuminated mirror, chrome heated towel rail.

BEDROOM TWO 12'8 x 10'2 (3.86m x 3.10m)

Double glazed windows to front and side aspects with fitted shutters, fitted carpet, underfloor heating, smooth ceiling, TV point.

BEDROOM THREE 11'5 x 10'10 (3.48m x 3.30m)

Double glazed window to rear with views over the garden, fitted carpet, underfloor heating, smooth ceiling.

FAMILY BATHROOM

Modern white suite comprising low level WC, wall mounted vanity wash hand basin and panel bath with shower and glass screen. Double glazed window to side, tiled flooring, underfloor heating, fully tiled walls, smooth ceiling, spotlights, shaver point, wall mounted illuminated mirror, chrome heated towel rail.

OUTSIDE FRONT

Wrap around corner garden, laid to lawn with planting, retaining panel fencing, paved driveway to the front of the garage, exterior power point, exterior lighting, gated access to rear garden.

OUTSIDE REAR

Good size South Westerly facing and very private garden with lawn area bordered by panel fencing, patio area, timber shed with power (not tested), exterior lighting, outside tap, access to garage, gated access to front.

GARAGE 23'6 x 10'2 (7.16m x 3.10m)

Up and over door, pitched and tiled roof, power and light connected (not tested by agent), exterior power point, courtesy door to rear garden.

AGENTS NOTE

The property has benefit of a ten year insurance back Builders Warranty.

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.

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.

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.