

3, Avocet Close

Kirby Cross, CO13 0UX

Price £380,000 Freehold



PAVEYS  
ESTATE AGENTS

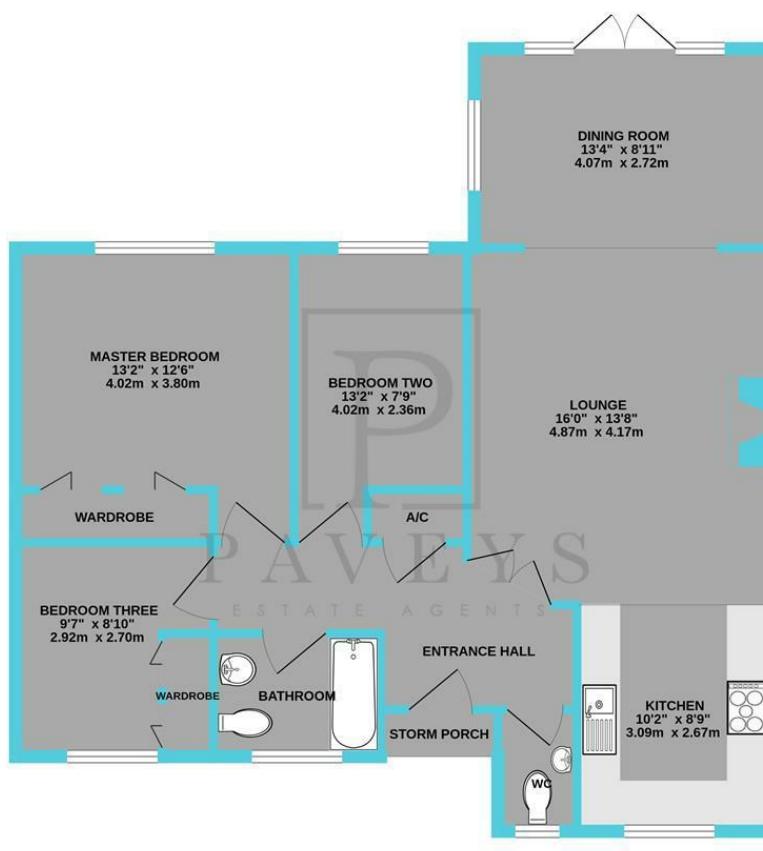
Paveys are delighted to offer for sale this IMMACULATE & BEAUTIFULLY DESIGNED "TURN KEY" DETACHED BUNGALOW tucked away in a peaceful cul-de-sac. This charming property has been stylishly refurbished and modernised from top to bottom to a very high standard by the current owners and is ready to move into. Key features include a solid wood floor that extends throughout the property, a bright and sunny living space which includes a modern shaker style kitchen with Rangemaster oven, lounge with feature fireplace and wood burner and dining room with views over the garden. There are three tastefully decorated bedrooms along with a stylish bathroom and separate cloakroom. There are pretty landscaped gardens to the front and rear along with a detached garage and driveway. Avocet Close is central to all amenities and is within easy reach of the gorgeous beach and greensward at Frinton-on-Sea. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			68
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
925 sq.ft. (86.0 sq.m.) approx.



TOTAL FLOOR AREA: 925 sq.ft. (86.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be used as a substitute for 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

Recessed Porch with exterior lighting.

### ENTRANCE HALL

Composite entrance door to front aspect, solid wood flooring, smooth and coved ceiling, built in airing cupboard housing immersion heater and boiler (not tested), loft access, radiator.

### CLOAKROOM

Modern white suite low level WC and wash hand basin. Obscured double glazed window to front, tiled flooring, smooth and coved ceiling, radiator.

### OPEN PLAN LOUNGE/KITCHEN DINING ROOM

#### LOUNGE 16' x 13'8" (4.88m x 4.17m)

Two double glazed windows to side, feature fireplace with wooden surround and inset log burner, solid wood flooring, smooth and coved ceiling, two radiators, open plan to Dining Room and Kitchen.

#### KITCHEN 10'2" x 8'9" (3.10m x 2.67m)

Double glazed window to front, matching over and under counter shaker style units, solid wood square edge work surfaces, inset ceramic one and half bowl sink drainer unit with mixer tap. Rangemaster oven with electric hob and extractor hood over, built in Bosch microwave, built in under counter fridge, freezer and slimline dishwasher, solid wood flooring, smooth and coved ceiling, tiled splash backs.

#### DINING ROOM 13'4" x 8'11" (4.06m x 2.72m)

Double glazed French doors to garden, two double glazed windows to rear overlooking the garden, double glazed windows to either side, solid wood flooring, smooth and coved ceiling, radiator.

#### MASTER BEDROOM 13'2" x 12'6" (4.01m x 3.81m)

Double glazed window to rear, solid wood flooring, smooth and coved ceiling, built in double wardrobes, radiator.

#### BEDROOM TWO 13'2" x 7'9" (4.01m x 2.36m)

Double glazed window to rear, solid wood flooring, smooth and coved ceiling, radiator.

#### BEDROOM THREE 9'7" x 8'10" (2.92m x 2.69m)

Double glazed window to front, solid wood flooring, smooth and coved ceiling, built in double wardrobes, radiator.

### BATHROOM

Obscured double glazed window to front, modern white suite comprising of Low level WC, vanity wash hand basin and panelled bath with integrated shower controls and rainfall shower, tiled flooring, smooth and coved ceiling, part tiled walls, heated towel rail.

### OUTSIDE FRONT

Shingled frontage with small trees and shrubs, lavender borders. Shingled area providing off street parking leading to detached garage with up and over door, gated access to rear, exterior lighting.

### OUTSIDE REAR

Beautifully presented and landscaped which is easy maintenance. Patio seating areas, lawn areas with shingled borders with array of flowers and shrubs. Wooden storage shed. Outside tap. Gated access to front via both sides.

### DETACHED GARAGE 17'6" x 8'3" (5.33m x 2.51m)

Brick built, pitched and tiled roof, up and over door, power and light connected (not tested), plumbing for washing machine and tumble dryer, double glazed courtesy door to rear with full height inset glass.

### IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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

### MONEY LAUNDERING REGULATIONS 2003

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.

### 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. Note: the floorplans are not to scale and are for illustration purposes only.