



10, Wheatsheaf
Kirby Cross, CO13 0FS

Guide price £435,000 Freehold

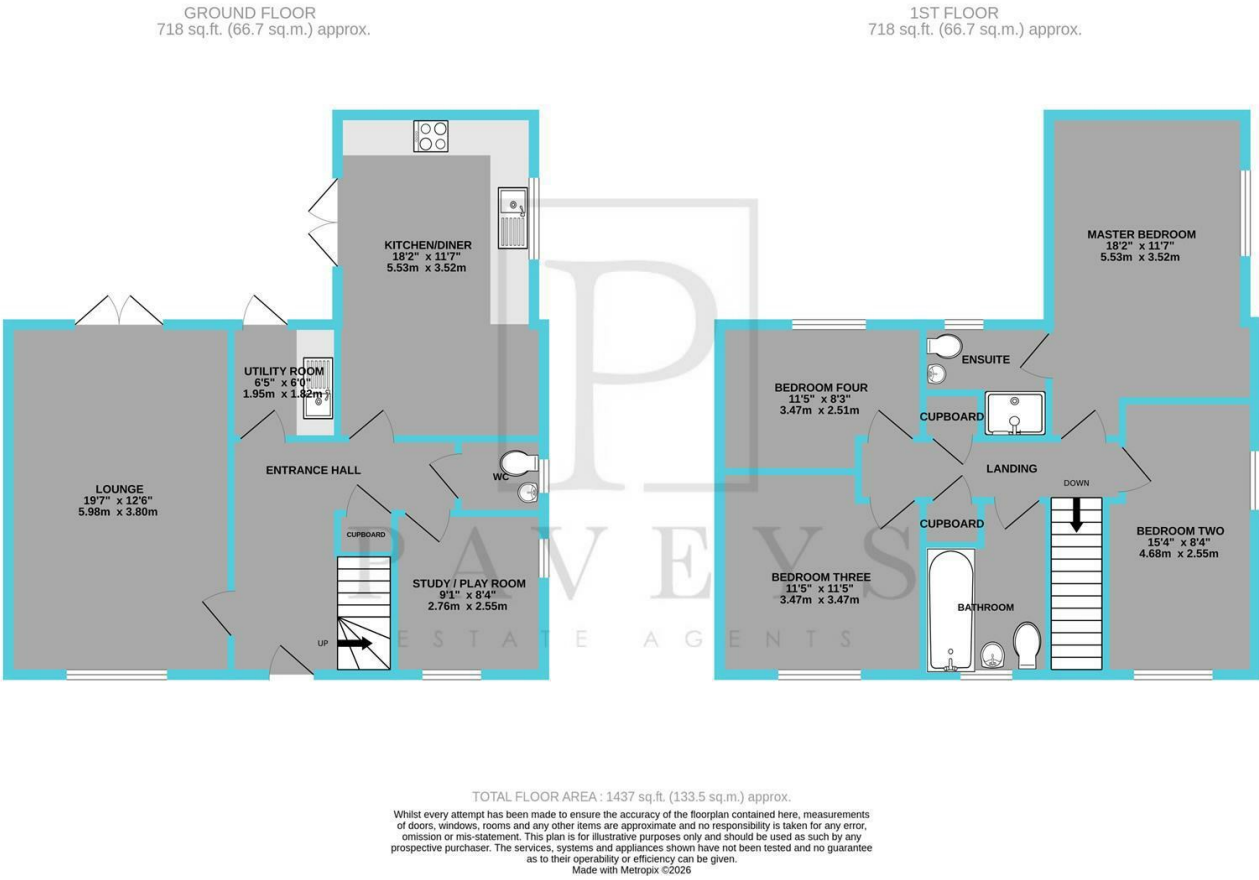
***** GUIDE PRICE £435,000-£450,000 *****

A BEAUTIFULLY PRESENTED & WELL APPOINTED DETACHED FAMILY HOME located on the Finches Park Development in Kirby Cross. Key features of this bright and sunny property include a spacious lounge with patio doors to the SOUTH FACING REAR GARDEN, shaker style kitchen diner with attached utility room, study/playroom, four double bedrooms, ensuite shower, family bathroom garage and driveway.

Finches Park is situated within easy reach of local shops including Tescos Supermarket, a barbers, a pharmacy and popular fish & chip shop and Kirby Recreation Park with several clubs including youth football, bowls, tennis and cricket. There are excellent local bus links and Kirby Cross mainline train station with services to Chelmsford and Central London. An internal viewing is advised in order to appreciate this property. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	85		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



ENTRANCE HALL

Composite entrance door to front aspect, laminate flooring, stair flight to First Floor, smooth ceiling, under stairs storage cupboard, radiator.

CLOAKROOM

Modern white suite comprising low level WC and pedestal wash hand basin. Double glazed window to side, LVT flooring, smooth ceiling, extractor fan, radiator.

LOUNGE 19'7 x 12'6 (5.97m x 3.81m)

Double glazed window to front, double glazed patio doors to rear garden, fitted carpet, smooth ceiling, radiator.

STUDY/PLAYROOM 9'1 x 8'4 (2.77m x 2.54m)

Double glazed windows to front and side aspects, fitted carpet, smooth ceiling, radiator.

KITCHEN DINER 18'2 x 11'7 (5.54m x 3.53m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in double oven, gas hob with extractor over, integrated dishwasher, integrated fridge freezer. Double glazed french doors to rear garden, LVT flooring, smooth ceiling, spot lights, extractor fan, radiator.

UTILITY ROOM 6'5 x 6' (1.96m x 1.83m)

Under counter units with work tops over, inset undermount sink and drainer with mixer tap, integrated washing machine and space for tumble dryer. UPVC double glazed door to rear, LVT flooring, smooth ceiling, extractor fan.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, loft access, two built in storage cupboards, radiator.

MASTER BEDROOM 18'2 x 11'7 (5.54m x 3.53m)

Double glazed window to side, fitted carpet, smooth ceiling, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and double shower cubicle. Double glazed window to rear, tiled flooring, smooth ceiling, chrome heated towel rail.

BEDROOM TWO 15'4 x 8'4 (4.67m x 2.54m)

Double glazed window to front and side, fitted carpet, smooth ceiling, radiator.

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

Double glazed windows to front, smooth ceiling, fitted carpet, radiator.

BEDROOM FOUR 11'5 x 8'3 (3.48m x 2.51m)

Double glazed window to rear, fitted carpet, smooth ceiling, radiator.

FAMILY BATHROOM

Modern white suite comprising low level WC, pedestal wash hand basin and bath with shower and screen over. Double glazed window to front, tiled flooring, part tiled walls, extractor fan, chrome heated towel rail.

OUTSIDE FRONT

Corner plot garden which extends to the side of the property with hedgerows.

OUTSIDE REAR

A wonderfully secluded South facing garden, patio area, generous lawn area with retaining wall and panel fencing, exterior lighting, gated access to front.

GARAGE 23'3 x 9'8 (7.09m x 2.95m)

Up and over door, power and light connected (not tested by Agent), driveway to the front.

AGENTS NOTES

There is an annual maintenance fee paid on the site of £300 P/A

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.