



3, Oatside

Kirby Cross, CO13 0FU

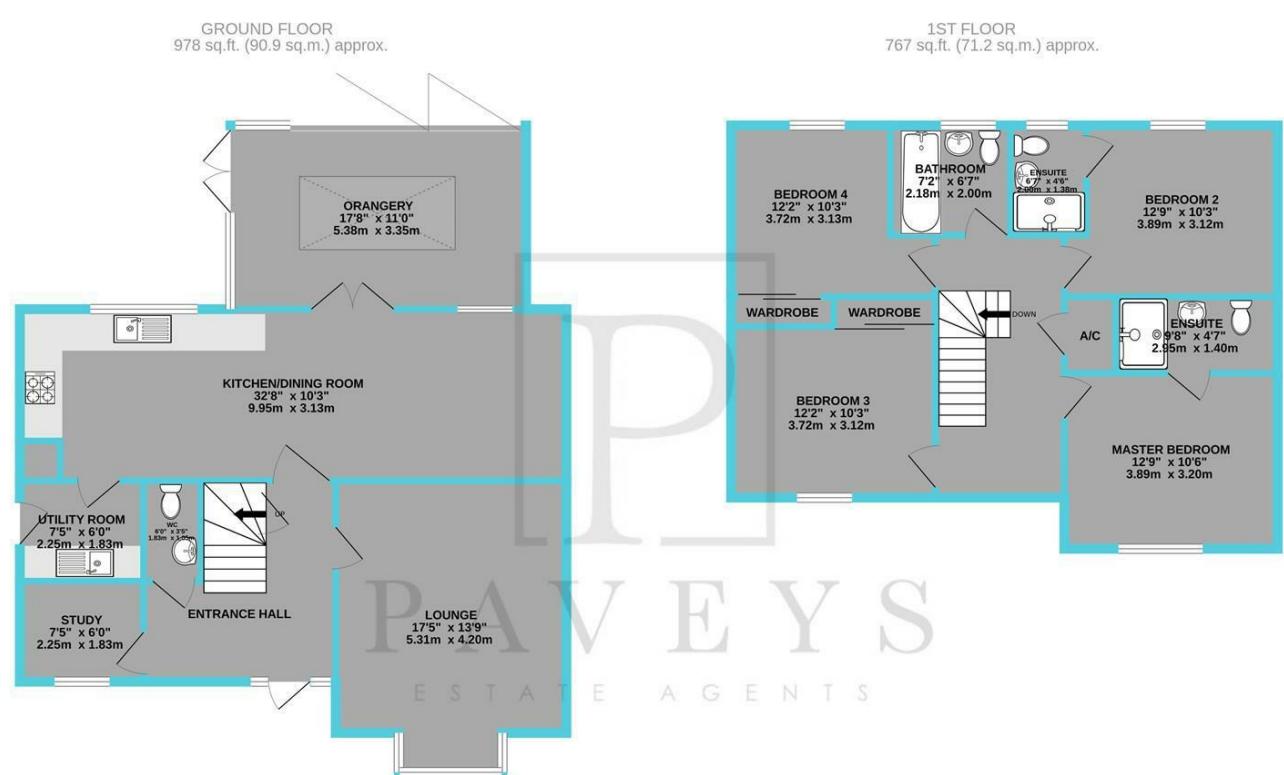
Guide price £450,000 Freehold



\*\*\*GUIDE PRICE £450,000-£475,000\*\*\* New to the market is this MODERN DETACHED FAMILY HOME positioned in a cul de sac on the Finches Park Development in the village of Kirby Cross. This spacious property offers an impressive 32ft kitchen dining room, good size lounge with wood burner, gorgeous 17ft plus orangery with under floor heating and bi fold doors to the garden, study, four double bedrooms, fitted wardrobes, two en suite shower rooms, family bathroom and owned solar panels. The property has a pleasant outlook with a greensward to the front along with driveway to the front of the garage. At the rear, there is a great size family friendly garden with space for a hot tub and access to the garage. Finches Park is a new development of properties located close to local primary and secondary schools, local and transport links. It lies within easy reach of Kirby Playing Fields which has several sporting clubs including youth football, cricket, bowls and tennis. An early viewing is advised in order to appreciate the family space this property has to offer. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
(92 plus) A	100	(92 plus) A	100
(81-91) B		(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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#### ENTRANCE HALL

Composite entrance door and two double glazed side panels to front aspect, laminate flooring, smooth ceiling, stair flight to First Floor, under stairs storage cupboard, radiator.

#### CLOAKROOM

White suite comprising low level WC and pedestal wash hand basin. Laminate flooring, smooth ceiling, radiator.

#### LOUNGE 17'5 x 13'9 (5.31m x 4.19m)

Double glazed box bay window to front, fitted shutters, fitted carpet, smooth ceiling, modern wood burner with hearth, TV point, radiator.

#### KITCHEN DINING FAMILY ROOM 32'8 x 10'3 (9.96m x 3.12m)

Grey fronted over and under counter units, work tops and upstands, inset sink and drainer with mixer tap. Built in double oven, gas hob, extractor hood, integrated fridge freezer, integrated dishwasher. Double glazed window to rear overlooking the garden, double glazed window and double doors to rear leading to the Orangery, laminate flooring, smooth ceiling, door to Utility Room, radiator.

#### ORANGERY 17'7" x 10'11" (5.38m x 3.35m)

Superb size orangery with double glazed bi fold doors, double glazed double doors and windows to rear with views over the garden, large double glazed roof lantern, LVT flooring, smooth ceiling, spot lights.

#### UTILITY ROOM 7'5 x 6' (2.26m x 1.83m)

Range of fitted base units, work tops and upstands, inset sink and drainer with mixer tap. UPVC double glazed door to side.

#### STUDY 7'5 x 6' (2.26m x 1.83m)

Double glazed window to front

#### FIRST FLOOR

##### FIRST FLOOR LANDING

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

##### MASTER BEDROOM 12'9 x 10'6 (3.89m x 3.20m)

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

##### ENSUITE SHOWER ROOM 9'8 x 4'7 (2.95m x 1.40m)

Modern white suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Laminate flooring, smooth ceiling, extractor fan, radiator.

##### BEDROOM TWO 12'9 x 10'3 (3.89m x 3.12m)

Double glazed window to rear, fitted carpet, smooth ceiling, door to ensuite shower room, radiator.

##### ENSUITE SHOWER ROOM

Modern white suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Double glazed window to rear, laminate flooring, smooth ceiling, extractor fan, radiator.

##### BEDROOM THREE 12'2 x 10'3 (3.71m x 3.12m)

Double glazed window to front, fitted carpet, smooth ceiling, built in wardrobe with sliding doors, radiator.

#### BEDROOM FOUR 12'2 x 10'3 (3.71m x 3.12m)

Double glazed window to rear, fitted carpet, smooth ceiling, built in wardrobe with sliding doors, radiator.

#### BATHROOM 7'2 x 6'7 (2.18m x 2.01m)

Modern white suite comprising low level WC, pedestal wash hand basin and bath with shower attachment. Double glazed window to rear, laminate flooring, smooth ceiling, part tiled walls, extractor fan, radiator.

#### OUTSIDE FRONT

Open storm porch, exterior lighting, well stocked flower and shrub beds, hedgerows, gated access to rear garden, block paved driveway, access to garage.

#### OUTSIDE REAR

Private rear garden the majority of which is laid to lawn, patio areas, hardstanding area with space for hot tub, established flower and shrub borders, exterior lighting, outside tap, gated access to front.

#### GARAGE

Up and over door, power and light connected (not tested by Agent).

#### AGENTS NOTES

The property has the benefit of Solar Panels for electricity and which are owned by the Vendors.

#### IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: A

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 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.

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