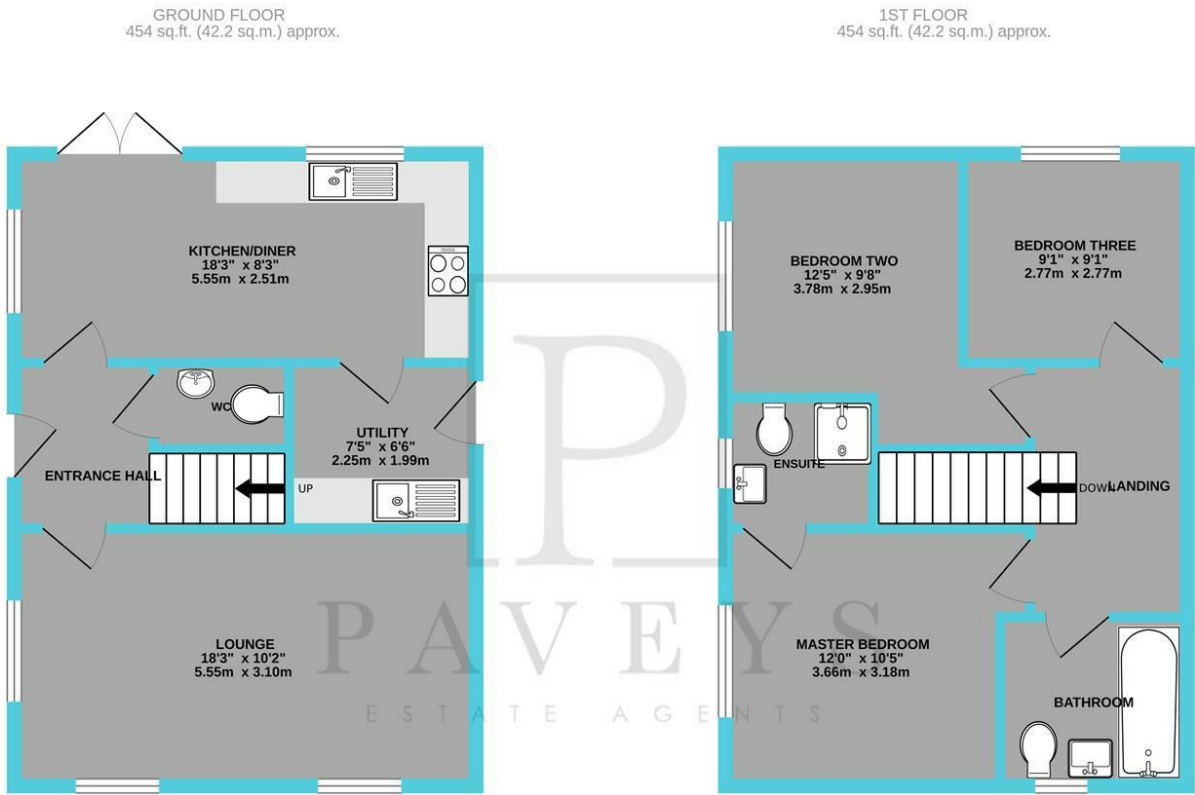


45, Barley Road  
Kirby Cross, CO13 0FR

Price £330,000 Freehold



New to the market is this **STYLISH & WELCOMING DETACHED FAMILY HOME** positioned on the popular Finches Park Development in the village of Kirby Cross. This superb modern property comes complete with a neutral interior, large family friendly rear garden, parking for two vehicles and lots of extras including upgraded kitchen units, family bathroom suite and custom made blinds throughout on the ground floor. The ground floor accommodation offers a bright and sunny lounge with dual aspect windows, kitchen diner with doors to the garden, attached utility room and ground floor cloakroom. There are three first floor bedrooms including the master which has an ensuite shower room and the family bathroom. This **ENERGY EFFICIENT** property is approximately 5 years old and has the benefit of high performance glazing, well insulated walls, roof and floors, a modern gas central heating system, upgraded thermostat and remaining builder warranty (TBC). Finches Park is located in the village of Kirby Cross which has several independent shops, a primary school, recreation park and excellent transport links to Frinton-on-Sea and Central London. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(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		
(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	

TOTAL FLOOR AREA: 908 sq.ft. (84.4 sq.m.) approx.

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.

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ENTRANCE HALL

Composite entrance door to front aspect, LVT flooring, stair flight to First Floor, door to Cloakroom, smooth ceiling, radiator.

CLOAKROOM

Modern white suite comprising low level WC and pedestal wash hand basin. LVT flooring, smooth ceiling, radiator.

LOUNGE 18'3 x 10'2 (5.56m x 3.10m)

Double glazed picture windows to front and side aspects, LVT flooring, coved ceiling, TV point, radiator.

KITCHEN DINER 18'3 x 8'3 (5.56m x 2.51m)

Modern Shaker style over and under counter units, work tops with upstands, inset stainless steel sink with pull down tap. Built in oven, gas hob with extractor over, integrated fridge freezer, integrated dishwasher. Double glazed windows to front and side aspects, double glazed double doors to the garden, LVT flooring, smooth ceiling, under unit lighting, door to Utility Room, radiator.

UTILITY ROOM 7'5 x 6'6 (2.26m x 1.98m)

Fitted base unit, work top with matching upstand, inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space for tumble dryer. Composite door to side, LVT flooring, smooth ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, radiator.

MASTER BEDROOM 12' x 10'5 (3.66m x 3.18m)

Double glazed window to front, fitted carpet, smooth ceiling, wall lights, door to EnSuite Shower Room, radiator.

ENSUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin and large walk in shower cubicle with mains shower. Double glazed window to front, tiled flooring, part tiled walls, radiator.

BEDROOM TWO 12'5 x 9'8 (3.78m x 2.95m)

Currently used as a Dressing Room and Home Office. Double glazed window to front, fitted carpet, smooth ceiling, loft access leading to a 1/2 boarded loft, radiator.

BEDROOM THREE 9'1 x 9'1 (2.77m x 2.77m)

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

BATHROOM

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

OUTSIDE FRONT

Corner plot garden, shingled with retaining shrubs and plants.

OUTSIDE REAR

A private and relatively unoverlooked rear garden, generous lawn area (recently re-turfed), raised flower and shrub borders, patio area, timber shed, exterior lighting, exterior power point, outside tap, gated access to front.

PRIVATE DRIVEWAY

Driveway positioned to the rear of the property providing off road parking, timber shed, security lighting, gated access to rear garden.

IMPORTANT INFORMATION

Council Tax Band: C  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: B  
The property is connected to electric, gas, mains water and sewerage.

MANAGEMENT COMPANY & CHARGES

The Finches Park Development is managed by Finches Park (Frinton-on-Sea) Managing Company Limited. The current charges are approximately £150.00 per 6 month period.

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 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.

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.