

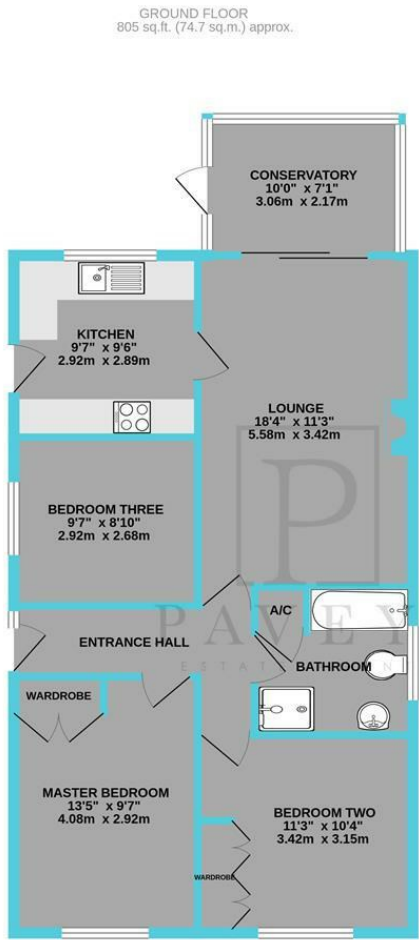


58, Sycamore Way
Kirby Cross, CO13 0QN

Price £310,000 Freehold

NO ONWARD CHAIN!

Paveys have the pleasure in bringing to the market this PRISTINE DETACHED BUNGALOW with PRETTY REAR GARDEN & BEAUTIFUL COUNTRYSIDE & SEA VIEWS. This immaculate property is located in the village of Kirby Cross and is conveniently positioned within easy reach of local amenities, shops and transport links. Key features include a spacious lounge diner, kitchen, conservatory (with those views), three great size bedrooms and a modern four piece bathroom suite. Outside is a pretty rear garden with fruitful peach trees, large potting shed (to remain), brick storage shed, garage and driveway. An internal viewing is highly recommended in order to appreciate this property and those views. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA: 805 sq.ft. (74.7 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(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			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

ENTRANCE HALL

UPVC double glazed entrance door, fitted carpet, coved ceiling, radiator.

LOUNGE 18'4 x 11'3 (5.59m x 3.43m)

Double glazed sliding patio doors to Conservatory, fitted carpet, coved ceiling, fireplace with surround, glazed door to Kitchen, TV point, radiators.

CONSERVATORY 10' x 7'1 (3.05m x 2.16m)

Part brick construction, double glazed door to rear garden, double glazed windows to rear and side aspects with views over the garden and far reaching countryside views to the sea, fitted carpet, pitched poly carb roof.

KITCHEN 9'7 x 9'6 (2.92m x 2.90m)

White fronted over and under counter units, work tops, inset sink and drainer with mixer tap. Cooker (to remain), space for fridge freezer, space and plumbing for washing machine. Double glazed window to rear with far reaching countryside views to the sea, UPVC double glazed door to side, fitted carpet, coved ceiling, fully tiled walls.

MASTER BEDROOM 13'5 x 9'7 (4.09m x 2.92m)

Double glazed window to front, fitted carpet, coved ceiling, fitted bedroom furniture including wardrobes and over bed storage, radiator.

BEDROOM TWO 11'3 x 10'4 (3.43m x 3.15m)

Double glazed window to front, fitted carpet, coved ceiling, two fitted wardrobes, vanity wash hand basin, radiator.

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

Double glazed window to side, loft access, fitted carpet, radiator.

BATHROOM

Four piece modern white suite comprising low level WC, vanity wash hand basin, bath and large walk in shower with glass screen. Double glazed window to side, vinyl flooring, fully tiled walls, spot lights, built in airing cupboard housing Ideal Logic Combi Boiler (not tested by Agent), radiator.

OUTSIDE FRONT

Hardstanding frontage for low maintenance, driveway to the front of the garage, UPVC double glazed doors to Entrance Hall and Kitchen, gated access to rear garden.

OUTSIDE REAR

A beautifully tendered and immaculate garden with far reaching countryside views to the sea, patio area, lawn area with pretty flower and shrub borders, fruitful peach trees, large potting shed (to remain), access to brick built shed to the rear of the garage, greenhouse to remain, outside tap, gated access to front.

GARAGE 16' x 8'1 (4.88m x 2.46m)

Up and over door, UPVC double glazed courtesy door to rear garden, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

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 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.