



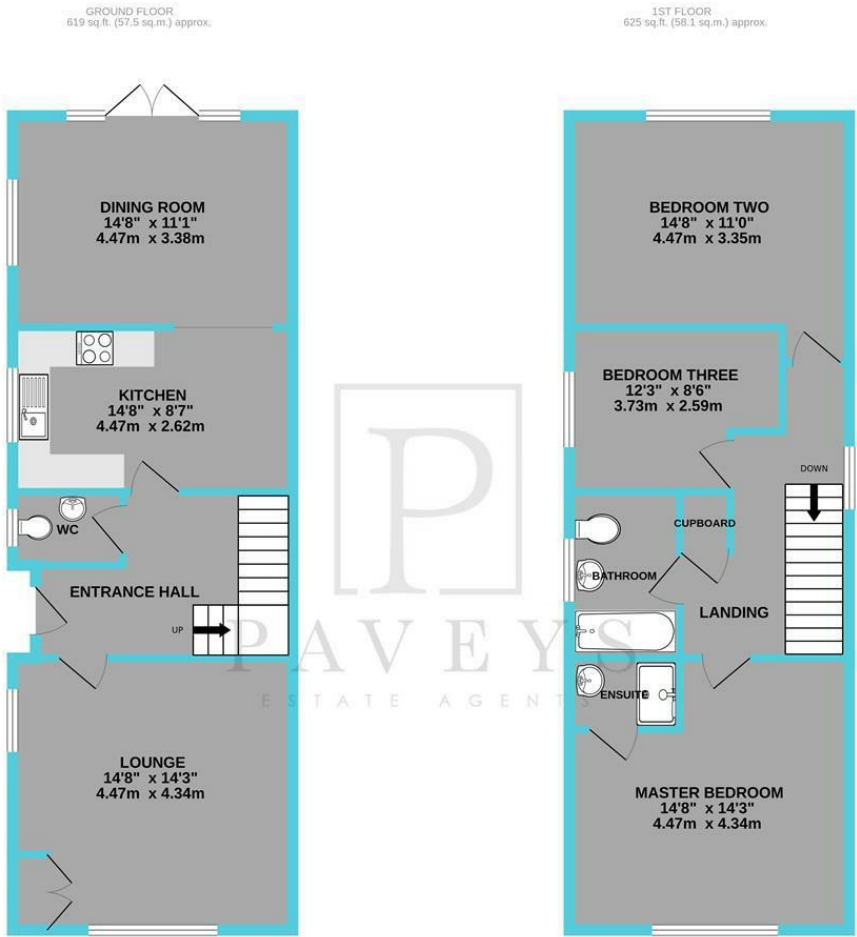
30, Thorpe Road  
Kirby Cross, CO13 0LT  
**Price £350,000 Freehold**



New to the market is this DETACHED FAMILY HOME with IMPRESSIVE 150FT REAR GARDEN and OFF ROAD PARKING located in the village of Kirby Cross. "Silver Thorne" is conveniently positioned within easy reach Kirby Cross Railway Station with services to Chelmsford and London Liverpool Street, Kirby Primary School, local shops and bus routes. Key features include a formal lounge, kitchen and dining room with doors to the garden. Upstairs are two double bedrooms, one of which has an en suite shower room, smaller third bedroom and family bathroom. The wonderful rear garden is sectioned into two parts with a fantastic patio area and extensive lawn area. The beautiful beach and Connaught Avenue shops at Frinton-on-Sea are 1.7 miles away. Call Paveys to arrange your appointment to view.



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



TOTAL FLOOR AREA: 1245 sq ft (115.6 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 is given as to their operability or efficiency can be given.  
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ENTRANCE HALL

Double glazed window to side, laminate flooring, stair flight to First Floor, under stairs storage cupboard with concertina doors, smooth ceiling, spot lights, radiator with cover.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Double glazed window to side, laminate flooring, tiled splash backs, chrome heated towel rail.

LOUNGE 14'8 x 14'3 (4.47m x 4.34m)

Double glazed window to front, double glazed window to side, fitted carpet, fireplace recess, built in cupboard housing wall mounted boiler (not tested by Agent), TV point, radiator with cover.

KITCHEN 14'8 x 8'7 (4.47m x 2.62m)

Modern Shaker style over and under counter units, wood worktops and upstands, inset sink and drainer with mixer tap. Built in oven and gas hob with extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for American style fridge freezer. Double glazed window to side, laminate flooring, under unit lighting, smooth ceiling, spot lights, open access to Dining Room, radiator.

DINING AREA 14'8 x 11'1 (4.47m x 3.38m)

Double glazed double doors and full height windows to rear patio, double glazed window to side, laminate flooring, fireplace recess, wall lights, radiator with cover.

FIRST FLOOR

FIRST FLOOR LANDING

Two double glazed windows to side, fitted carpet, smooth ceiling, loft access, build in cupboard.

MASTER BEDROOM 14'8 x 14'3 (4.47m x 4.34m)

Double glazed window to front, fitted carpet, feature fireplace, door to En Suite Cloakroom, radiator with cover.

EN SUITE SHOWER ROOM

White suite comprising white wash corner hand basin and tiled shower cubicle. Laminate flooring.

BEDROOM TWO 14'8 x 11' (4.47m x 3.35m)

Double glazed window to rear, fitted carpet, radiator with cover.

BEDROOM THREE 12'3 x 8'6 (3.73m x 2.59m)

Double glazed window to side, fitted carpet, radiator.

BATHROOM

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

OUTSIDE FRONT

Gravel driveway providing off road parking for two vehicles, gated access to rear garden.

OUTSIDE REAR

The superb rear garden is divided into two parts. Commencing with a generous patio area with ample space for a seating area and BBQ area. The second part of the garden is an extensive lawn area with panel fencing and mature tree. Gated access to front.

IMPORTANT INFORMATION

Council Tax Band: C  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: D  
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.