



LAMB & CO

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Inspired by property, driven by passion.



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## WOODPECKER WAY, FRINTON-ON-SEA, CO13 0GL

OIEO £310,000

Situated in the desirable village of Kirby Cross, this three-bedroom semi-detached house, built in 2022, offers contemporary living with a high quality finish. The property features a spacious lounge, a fully integrated kitchen / dining area with patio doors leading out to a south-facing rear garden. Three well proportioned bedrooms including a master with en-suite. Additional amenities include a ground floor cloakroom, large walk-in under stairs storage cupboard, off-street parking with a driveway for at least two vehicles. Externally, the home benefits from a private rear garden, ideal for relaxation, and entertaining. Located just 0.8 miles from Kirby Cross station with direct trains to Colchester and London Liverpool Street, this home is ideal for commuters. Local shops, schools and bus links are also close by, while Frinton's popular Connaught Avenue and beach are just 2.6 miles away.

- Three Bedrooms
- Off Road Parking
- En Suite To Master
- Built In 2022
- South Facing Garden
- Large Storage Cupboard Downstairs
- Immaculate Throughout
- EPC - B
- Modern Fitted Kitchen

## ENTRANCE HALL

## LOUNGE

14'00" 12'2" (4.27m 3.71m)



## W.C

6'00" 3'5" (1.83m 1.04m)



## KITCHEN/DINING ROOM

15'6" 9'5" (4.72m 2.87m)



## BEDROOM ONE

12'3" 9'4" (3.73m 2.84m)



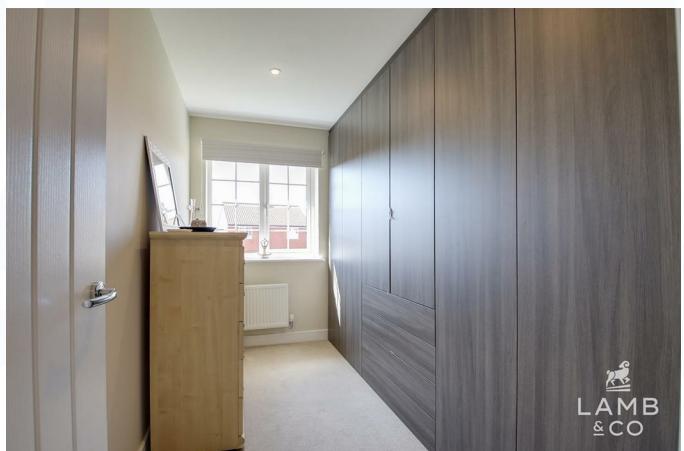
## BEDROOM TWO

11'8" 8'8" (3.56m 2.64m)



## BEDROOM THREE

11'8" 6'7" (3.56m 2.01m)



## BATHROOM

6'8" 5'7" (2.03m 1.70m)



## EN SUITE

5'9" 5'5" (1.75m 1.65m)



## OUTSIDE

### OUTSIDE REAR

#### Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

#### AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

#### Material Information

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: O2 - Likely, EE, Three, Vodafone - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

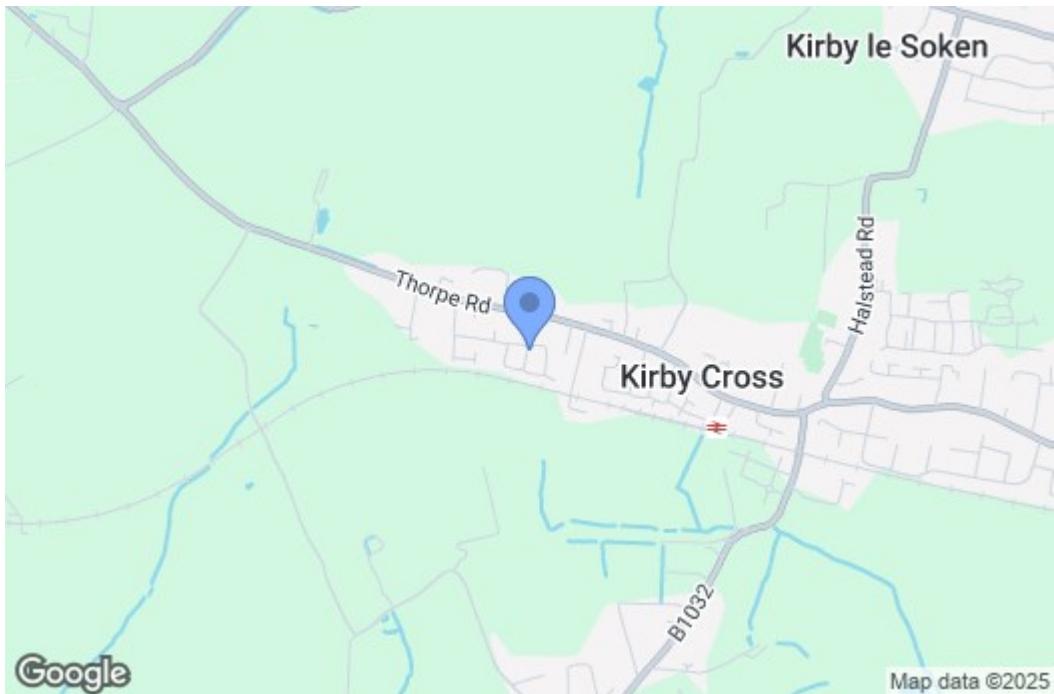
Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: South

## Map

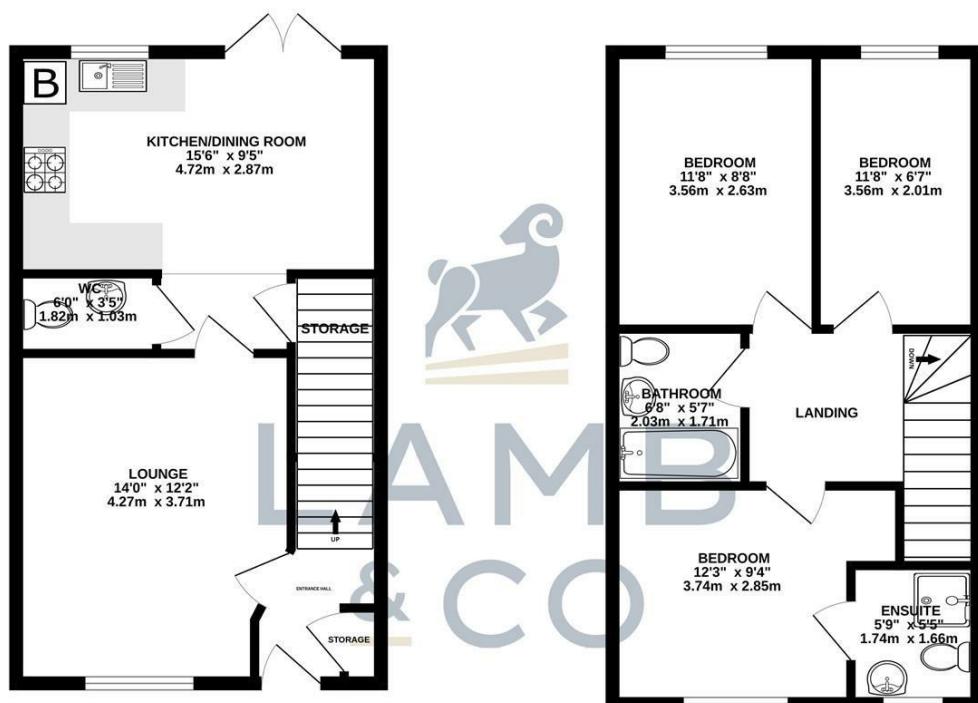


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

## Floorplan



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the above 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.