



Halstead Road Kirby Cross, CO13 0LW

Built in 1999 offering versatile accommodation throughout, Sheen's Estate Agents are pleased to offer for sale this THREE/FOUR BEDROOM DETACHED CHALET. The property benefits from a ground floor shower room, dining room/bedroom four, conservatory overlooking the rear garden with an integral garage and ample off road parking to the front. Halstead Road is situated in the village of Kirby Cross which has local amenities, it's own mainline railway station and is approximately five and a half miles from Clacton-on-Sea's town centre. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three/Four Bedrooms
- En-Suite Jack & Jill Bathroom
- Dining Room
- Ground Floor Shower Room
- Conservatory
- Garage & Off Road Parking
- Secluded Rear Garden
- Close to Amenities
- Council Tax Band - D
- EPC Rating - C



Price £369,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

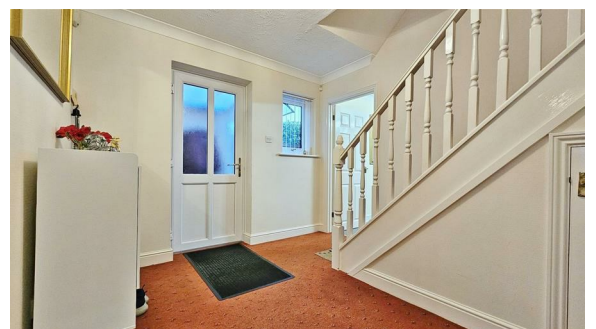
Porch

Polycarbonate roof. Vinyl flooring. Wall light. Radiator. Sealed unit double glazed side panel window to front. Obscured sealed unit double glazed door leading to:



Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Radiator. Sealed unit double glazed window to side. Doors to:



Dining Room/Bedroom Four

12" x 10"

Radiator. Sealed unit double glazed bay window to front.



Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboards under. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Kitchen

11'8" x 10'4"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Part tiled walls. Tiled effect vinyl flooring. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Under unit lighting. Glass display cupboards. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed door to side.



Lounge

21" x 17"

Fire surround. Two radiators. Sealed unit double glazed windows to side and rear. Sealed unit double glazed sliding patio door leading to:



Conservatory

12'8" x 7'9"

Polycarbonate roof. Tiled flooring. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double door to side leading to rear garden.



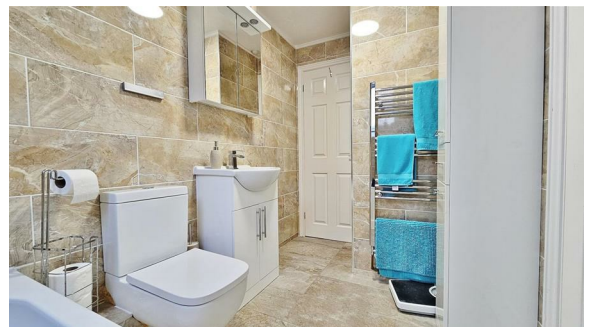
Landing

Built in airing cupboard housing hot water cylinder. Eaves storage cupboard. Radiator. Sealed unit double glazed velux window to side. Doors to:



Jack & Jill Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath with shower hose attachment. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed velux window to side.



Bedroom One

13" to wardrobe x 10"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear. Door to Jack and Jill bathroom.



Bedroom Two

13" x 11'6"

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.



Bedroom Three

9'10" x 6'3"

Eaves storage cupboard. Radiator. Sealed unit double glazed velux window to side.



Outside - Rear

Majority laid to block paving. Remainder raised wooden decking. Outside socket. Outside light. Raised brick built beds stocked with trees and shrubs. Shed to remain. Access to front via side gate. Private access door to garage with power/light connected and houses combination boiler providing heating and hot water throughout. Double doors leading to brick build shed. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing ample off road parking leading to garage with up and over door. Beds stocked with shrubs and trees. Outside light. Enclosed by panelled fencing.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JD/11.24

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

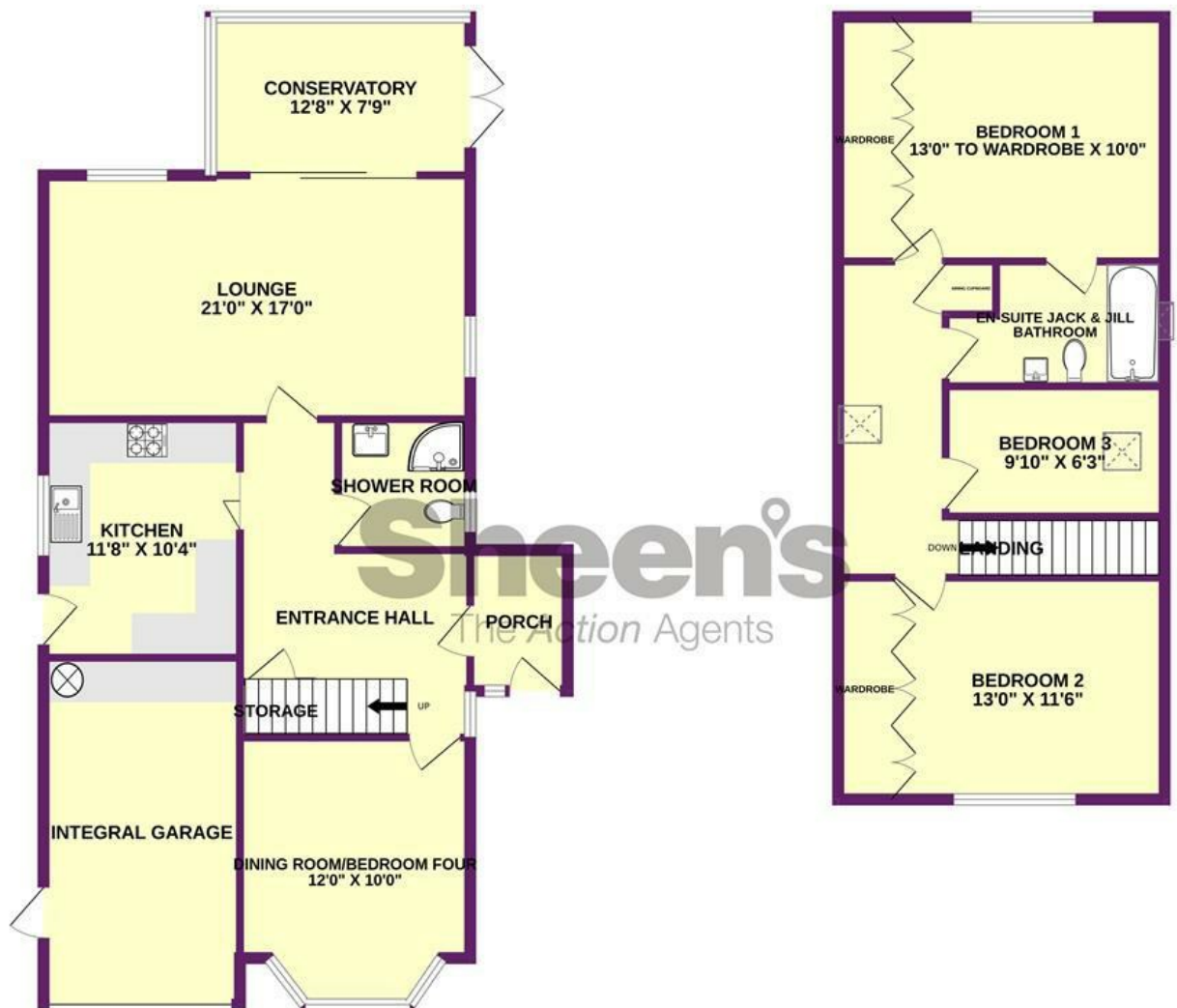
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR

1ST FLOOR



HALSTEAD ROAD

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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Selling properties... not promises

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The Action Agents

