



Oxborrow Close Kirby Cross, CO13 0SN

Located in a popular modern development in the village of Kirby Cross, Sheen's Estate Agents are pleased to offer for sale this well presented, SPACIOUS, FOUR BEDROOM, THREE RECEPTION ROOM, DETACHED HOUSE. The property also benefits from two en-suites, utility room and a secluded rear garden. Oxborrow Close is conveniently situated within two hundred yards of Kirby Cross's mainline railway station with links to London Liverpool Street and is approximately two miles with approximately 8 minutes from Frinton's Seafront and town centre.

- Four Bedrooms
- Two En-Suites
- Ground Floor Cloakroom & First Floor Bathroom
- Utility Room
- Lounge/Dining Room/Study
- Garage & Parking
- Cul-De-Sac Position
- No Onward Chain
- Council Tax Band - E
- EPC Rating - D



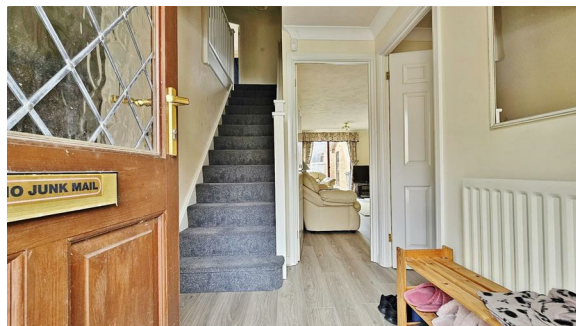
Price £379,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured led light hardwood door leading to:

Entrance Hall

Stair flight to first floor. Laminate flooring. Radiator. Doors to:



Study

8' x 7'4"

Radiator. Sealed unit double glazed led light window to front.



Kitchen

12' x 7'9"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Part tiled walls. Vinyl flooring. Under stairs storage cupboard. Radiator. Sealed unit double glazed led light window to front. Open access to:



Utility Room

8'5" x 5'7"

Rolled edge work surface. Inset stainless bowl sink and drainer unit with wooden cupboard under. Plumbing for washing machine. Tiled splashback. Vinyl flooring. Wall mounted boiler providing heating and hot water throughout. Radiator. Hardwood door with led light window to side. Door to dining room. Door to:



Cloakroom

Low level WC. Pedestal wash hand basin. Tiled splashback. Vinyl flooring. Extractor fan. Radiator.



Dining Room

11'4" x 7'7"

Laminate flooring. Radiator. Sealed unit double glazed led light window to rear. Double doors leading to:



Lounge

18'7" x 10'3"

Marble featured surround with inset gas fire. Laminate flooring. Two radiators. Sealed unit double glazed sliding patio door leading to rear garden.



Landing

Loft access. Built in airing cupboard housing hot water cylinder. Doors to:



Master Bedroom

14'11" into dr x 10'4"

Built in wardrobe. Radiator. Sealed unit double glazed led light window to front. Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Tiled splashback. Tiled effect vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed led light window to front.



Bedroom Two

11' x 8'7"

Built in wardrobe. Radiator. Sealed unit double glazed led light window to rear. Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Tiled splashback. Tiled effect vinyl flooring. Extractor fan. Radiator.



Bedroom Three

9'10" x 8'

Built in wardrobe. Radiator. Sealed unit double glazed led light window to rear.



Bedroom Four

8'6" x 8'2"

Radiator. Sealed unit double glazed led light window to front.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Tiled splashback. Tiled effect vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed led light window to side.



Outside - Rear

Rear garden laid to paving. Private access door to garage with power and light connected. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Paved pathway leading to entrance door. Remainder laid to shingle.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E - £2709.47

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

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

Disclaimer - wide angle lens etc.

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



OXBORROW CLOSE

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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