



Thorpe Road Kirby Cross, CO13 0NH

Situated in the sought after area of Kirby Cross, in a non estate position and benefiting from a large spacious plot, Sheen's Estate Agents are pleased to offer for sale this immaculately presented, THREE DOUBLE BEDROOM DETACHED FAMILY HOME. The bungalow benefits from large spacious living accommodation, two bathrooms, ANNEXE and ample off road parking to the front. The property is also conveniently located within one and a half miles of Kirby Cross's mainline railway station and is within two and a half miles of the historic village of Thorpe-le-oken and Frinton-on-sea with it's shopping amenities in Connaught Avenue and seafront. It is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment

- **Three Double Bedrooms**
- **Detached Bungalow**
- **Annexe with Ensuite**
- **Approx. 200ft South Facing Garden**
- **Ample Off Street Parking**
- **Modern Fitted Kitchen**
- **Non-Estate Position**
- **Close to Kirby's Mainline Railway Station**
- **Council Tax Band - D**
- **EPC Rating - D**



Price £450,000 Freehold

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door to:-

Porch

Built in storage cupboards. Radiator. Tiled flooring. Obscured sealed unit double glazed window to front. Hardwood door to:-

Entrance Hall

Built in storage cupboards. Radiator. Loft access via loft hatch with pull down ladder. Doors to:-



Master Bedroom

10'1" x 21'2"

Radiator. Sealed unit double glazed window to front.



Bedroom Two

12'1" x 12'3"

Radiator. Sealed unit double glazed window to side.



Kitchen

14' x 8'4"

Fitted in a range of matching fronted unlined. Square edge work surfaces. Inset ceramic one and a half sink bowl and drainer unit. Inset four ring gas hob. Built in eye level double electric oven. Further range of matching fronted units both eye and floor level. Integrated fridge/freezer and dishwasher. Extractor fan. Part tiled walls. Tiled flooring. Opening to:-



Dining Room

13'3" x 15'4"

Two radiators. Built in storage cupboards. Plumbing for washing machine. Sealed unit double glazed windows to rear and side aspects. Sealed unit double glazed patio doors to garden. Opening to:-



Lounge

18'9" x 12'4"

Feature brick built fireplace. Two radiators. Sealed unit double glazed window to rear.



Bathroom

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath with wall mounted shower attachment. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to front



Annexe Lounge

12'3" x 10'1"

Fitted TV unit. Radiator. Sealed unit double glazed window to front. Door to:-



Annexe Kitchen

17'5" x 7'2"

Fitted in a range of matching fronted units. Wood effect square edge work surfaces. Inset stainless steel sink bowl and drainer unit. Inset four ring electric hob with oven under and extractor hood above. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Part tiled walls. Wood effect laminate flooring. Underfloor heating. Skylight. Obscured sealed unit double door to front. Sealed unit double glazed window to front. Sealed unit double glazed door to garden.



Annexe Bedroom

11'12" x 12'2"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear. Door to:-



Ensuite

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Built in walk-in shower cubicle with wall mounted shower attachment. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part block paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees shrubs and bushes. Featured pond. Outside tap. Outside lights. Enclosed by panelled fencing.



Alternative Outside Rear Views



Outside - Front

Large plot mainly laid to lawn. Beds stocking flowers, shrubs, bushes and trees. Paved hard standing area providing off street parking.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2,316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

DH/06.26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

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

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further

Disclaimer - wide angle lens etc.

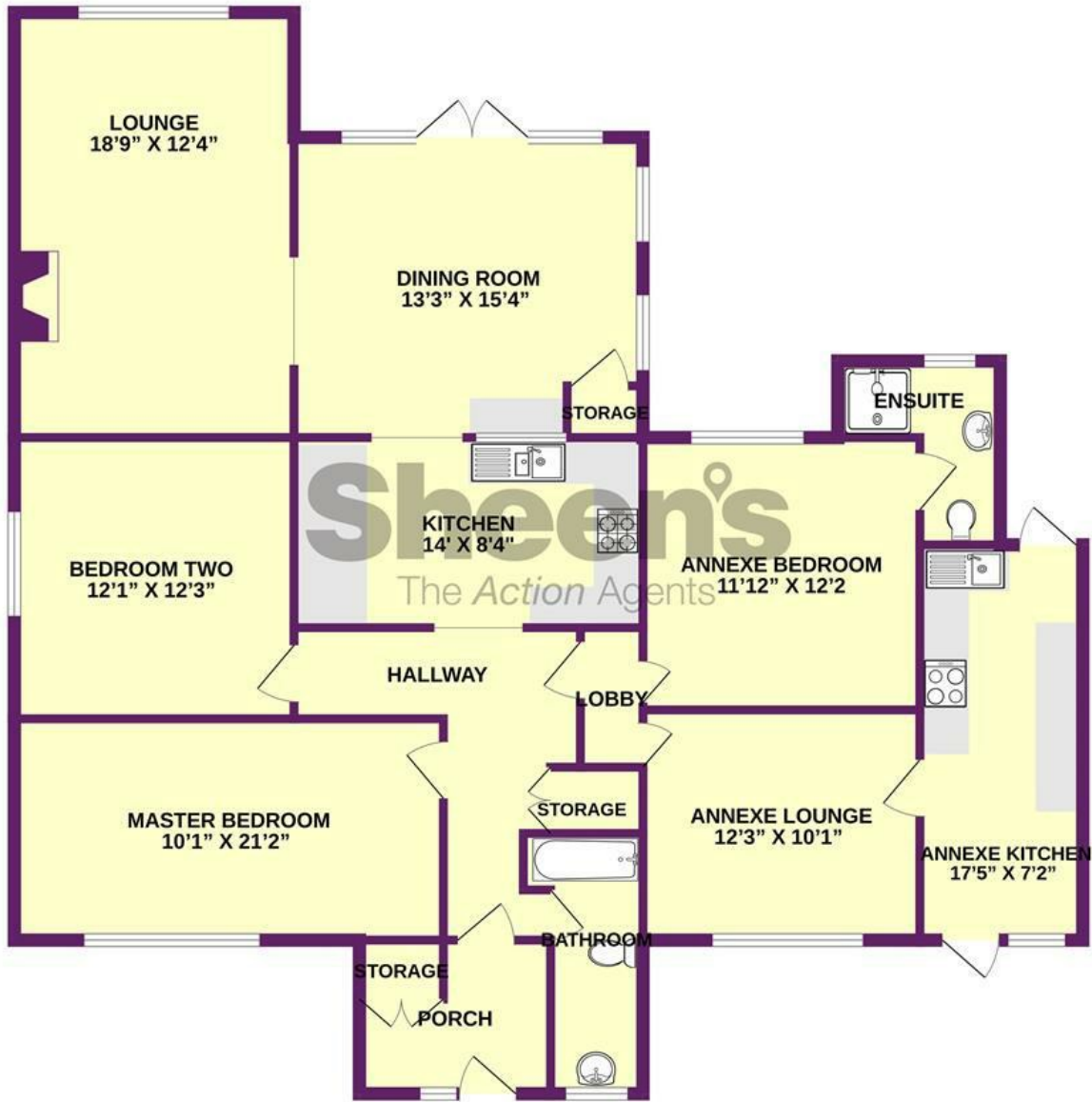
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact

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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



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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