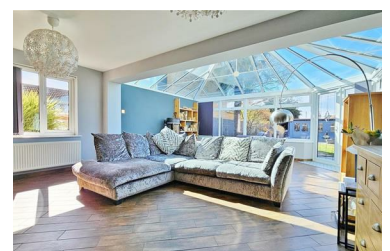




## Bellamy Close Kirby Cross, CO13 0PQ

Situated in the popular area of Kirby Cross, in a quiet cul-de-sac position and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this EXTENDED, FIVE BEDROOM DETACHED FAMILY HOME. The property has undergone a programme of modernisation by the current seller's benefitting from two reception rooms, a large secluded plot, spacious living accommodation throughout and a detached garage and ample off street parking for eight vehicles. The property is also conveniently located within one and quarter miles of shopping amenities in Connaught Avenue, seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Five Bedrooms
- Large Kitchen/Diner
- Two Reception Rooms
- Log Cabin/Home Office With WC
- Large Plot with Secluded Garden
- En-Suite to Master Bedroom
- Utility Room
- Double Garage & Ample Off Street Parking
- No Onward Chain
- Council Tax Band - D / EPC Rating - C



**Price £545,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hall

Vinyl flooring. Radiator. Sealed unit double glazed window to side. Door to sitting room. Door to:



### Cloakroom

Low level WC. Wash hand basin. Fully tiled walls. Mosaic tiled flooring. Radiator. Obscured sealed unit double glazed window to front.



### Sitting Room

16'11" x 14'1"

Stair flight to first floor. Large under stairs storage cupboard with integral shelving. Vinyl flooring. Radiator. Sealed unit double glazed windows to side and front aspect. Door to:



## Lounge

23'5" x 16'10"

Dark oak effect engineered tiled flooring. Featured log burner. Three radiators. Sealed unit double glazed windows to all aspects. Sealed unit 'French' style doors leading to rear garden.



## Kitchen/Diner

22'1" x 13'9"

Fitted with a range of matching fronted units. Marble work surfaces. Inset stainless 2 and a half double bowl sink and drainer unit with mixer tap. Fitted central island with further marble work surface and inset five ring gas hob with extractor hood above and double electric ovens under. Central island also accommodates a range of cupboards and shelving units. Further selection of matching units both at eye and floor level. Space for American style fridge/freezer. Integrated dishwasher. Under cupboard lighting. Part tiled walls. Tiled flooring with inset floor lights. Corner shelving units. Spotlights. Two radiators. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:





## Utility Room

14'6" max x 6'2"

Rolled edge work surface with inset stainless basin with work top mounted mixer tap. Two cupboards at floor level. Plumbing for washing machine and tumble dryer. Part tiled walls. Tiled flooring. Integral shelving. Extractor fan. Spotlights. Radiator. Obscured sealed unit double glazed window to rear. Obscured sealed unit double glazed stable style doors to front. Door to double garage with power and light connected.



## Landing

Loft access with pull down ladder. Built in storage cupboard with integral shelving. Door to further landing space housing radiator and spotlights. Door to:



## Bathroom

Modern four piece suite comprises of low level WC. Vanity wash hand basin with mixer tap and range of cupboards and drawers under. Fitted walk in shower with wall mounted shower head and thermostatic control. Tiled step leading to jacuzzi bath with wall mounted shower hose attachment and bath mixer tap. Part tiled walls. Tiled flooring. Fitted wall mounted heated towel rails. Extractor fan. Spotlights. Obscured sealed unit double glazed window to rear.



### Master Bedroom

20'7" x 13'9"

Fitted dark wooden effect wardrobes comprising of a range of cupboards and drawers. Spotlights. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed velux windows to rear.



### Bedroom Three

11'1" x 10'11"

Built in wardrobes with sliding doors. Radiator. Sealed unit double glazed windows to side and front.



### Bedroom Two

13'8" x 11'8"

Built in wardrobes. Radiator. Sealed unit double glazed window overlooking the garden.





### Bedroom Four

10'5" x 9'1"

Built in wardrobes with sliding doors. Radiator. Sealed unit double glazed window to front and side overlooking the garden.



### Bedroom Five

7'6" x 7'3"

Radiator. Sealed unit double glazed window to side overlooking the garden.



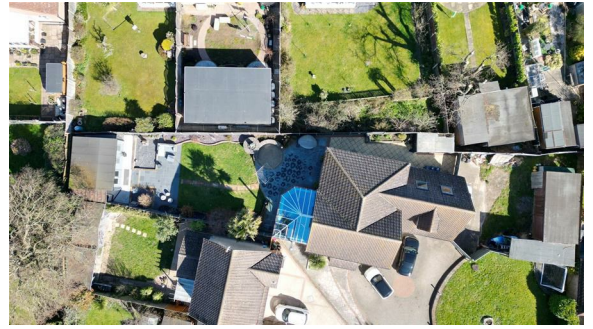
### Bathroom

Modern four piece suite comprises of low level WC. Vanity wash hand basin with mixer tap and range of cupboards and drawers under and fitted mirror with down lights and shelving. Enclosed panelled bath with wall mounted thermostatic controls and a mixer tap and shower hose attachment. Enclosed shower cubicle with wall mounted shower attachment. Part tiled walls. Stone effect tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Window to rear benefitting from borrowed light.



## Outside

Part paved area. Remainder laid to lawn. Brick featured beds stocked with slate and an array of trees and shrubs. Additional large paved area with raised sleeper bed stocked with soil and an array of shrubs. Sunken firepit with railway sleepers to form seating around the edges. Ornamental slate water feature. Outside lights. Outside tap. Private access door to double garage. Access to front via side gate. Pathway leading to further paved area with inset BBQ and seating area. Raised sleeper and paved step leading to:



## Alternate Outside View





### Log Cabin/Home Office

18'0" x 14'9"

Power/light connected. Internet connected. Sealed unit double glazed windows to front aspect. Door to:



### WC

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Vinyl flooring.

### Outside - Front

Block paved driveway providing off street parking for several vehicles leading to a double garage with electric roller door. Remainder paved area with featured pathway to entrance door. Outside light.



### 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):

Non-Standard Property Features To Note: None

### JD/04.25

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.

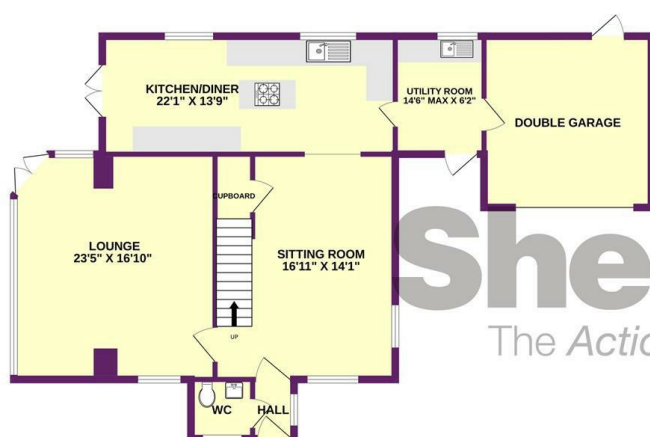
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients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

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



BELLAMY 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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