



Thorpe Road Kirby Cross, CO13 0NH

Situated in a non-estate position in Kirby Cross, Sheen's Estate Agents are pleased to offer for sale this FIVE BEDROOM DETACHED CHALET with a SELF-CONTAINED ONE BEDROOM ANNEXE. Offering versatile accommodation across two floors, the property benefits from a double garage, extensive off street parking and a generous rear garden with a detached workshop. Kirby Cross railway station and local amenities are within easy reach. Offered with NO ONWARD CHAIN, an internal viewing is highly recommended to appreciate the accommodation on offer.

- Five Bedroom Detached Chalet
- Self-Contained One Bedroom Annexe
- 19'5 x 17'7 Lounge
- 20'7 max x 17'6 Kitchen
- Conservatory & Separate Utility Room
- Generous Rear Garden & Workshop
- Double Garage & Extensive Off Street Parking
- No Onward Chain
- Council Tax Band E
- EPC Rating C



Price £750,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Double glazed entrance door to:

Entrance Hallway

17'7 x 13'4

Two radiators. Central staircase to first floor. Doors to:



Lounge

19'5 x 17'7

Feature brick fireplace with substantial timber mantel. Radiator. Double glazed doors overlooking the garden. Double glazed windows to side.



Kitchen

20'7 max x 17'6

Fitted with a range of square edge work surfaces with inset stainless steel sink unit. Plumbing and space for range oven and dishwasher. Selection of matching units at eye and floor level. Matching island. Radiator. Double glazed window to rear. Double glazed bay window to rear. Door to:



Rear Hallway

Radiator. Door to Double Garage. Door to Conservator. Doors to:

Cloakroom

Suite comprises low level WC. Vanity hand wash basin with cupboards under. Heated towel rail.



Utility Room

12' max x 11'3 max

Double glazed window to side and rear. Laminated roll edge work surfaces with inset stainless steel sink unit. Plumbing and space for washing machine and tumble dryer. Selection of matching units at eye and floor level. Radiator. Door to Storage cupboard which houses wall mounted gas boiler (n/t).



Bedroom Three

14'4 into bay x 12'

Double glazed bay window to front. Radiator. Wall length fitted wardrobes.



Bedroom Four

12' x 12'

Double glazed window to front Radiator.



Bedroom Five

12' x 9'9

Double glazed window to side. Radiator.



Bathroom

Fitted with a white suite comprising panelled bath, separate shower cubicle. Wall-hung WC with concealed cistern, and circular worktop wash hand basin with chrome mixer tap. Extensive wood-effect fitted storage and matching wall-mounted cupboards. Large wall mirror with lighting above. Heated towel rail. Marble-effect tiled flooring with matching partially tiled walls, extending to full height within the shower cubicle.



First Floor Landing

Skylight to front. Double glazed window to side. Radiator. Doors to two eves storage rooms. Doors to:

Bedroom One

19'4 x 12

Three skylights. Two radiators. Door to:



En-Suite

White suite comprises of low level WC. Vanity wash hand basin with cupboards under. Independent shower cubicle with wall mounted electric shower (n/t). Radiator. Eaves storage cupboard.



Bedroom Two

12' x 11'6

Skylight window. Radiator.



Ground Floor Annexe Accommodation

Conservatory

13' x 9'7

Double glazed double doors to both side aspects with windows to both sides also. Door to:



Annexe Kitchen

11'9 max x 9' max

Laminated work surfaces with inset single drainer sink unit. Inset 4 ring gas hob with extractor over. Built in waist height oven and grill. All appliances not tested. Plumbing and space for fridge freezer. Selection of matching units at eye and floor level. Wall mounted gas boiler (n/t). Double glazed window to front. Door to:



Annexe Hallway

Double glazed window to side. Radiator. Door to:



Annexe Bedroom

15'7 max x 12'6 max

Double glazed window to side. Radiator. Fitted with a range of fitted bedroom furniture. Door to:



Annexe En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Panel bath with wall mounted shower above. Radiator. Double glazed window to front.



Annexe Lounge

20'2 x 13'2

Double glazed window to side. Double glazed doors leading to garden. Radiator.



Outside Rear

approx 170'

Large established South facing rear garden. Commencing with substantial patio area. Remainder being laid to lawn with mature trees and shrubs located throughout the gardens. Timber storage shed. Workshop



Workshop

23' x 15

Double doors to front. Window and door to side. Power and light connected.



Outside Front

Large shingled front garden providing off street parking for numerous vehicles.



Double Garage

Two up and over doors. Power connected. Window and door to side. Internal door leading to rear lobby.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band; E Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges:

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:

1026LE

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.

Particular Disclaimer -

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

Draft Details -

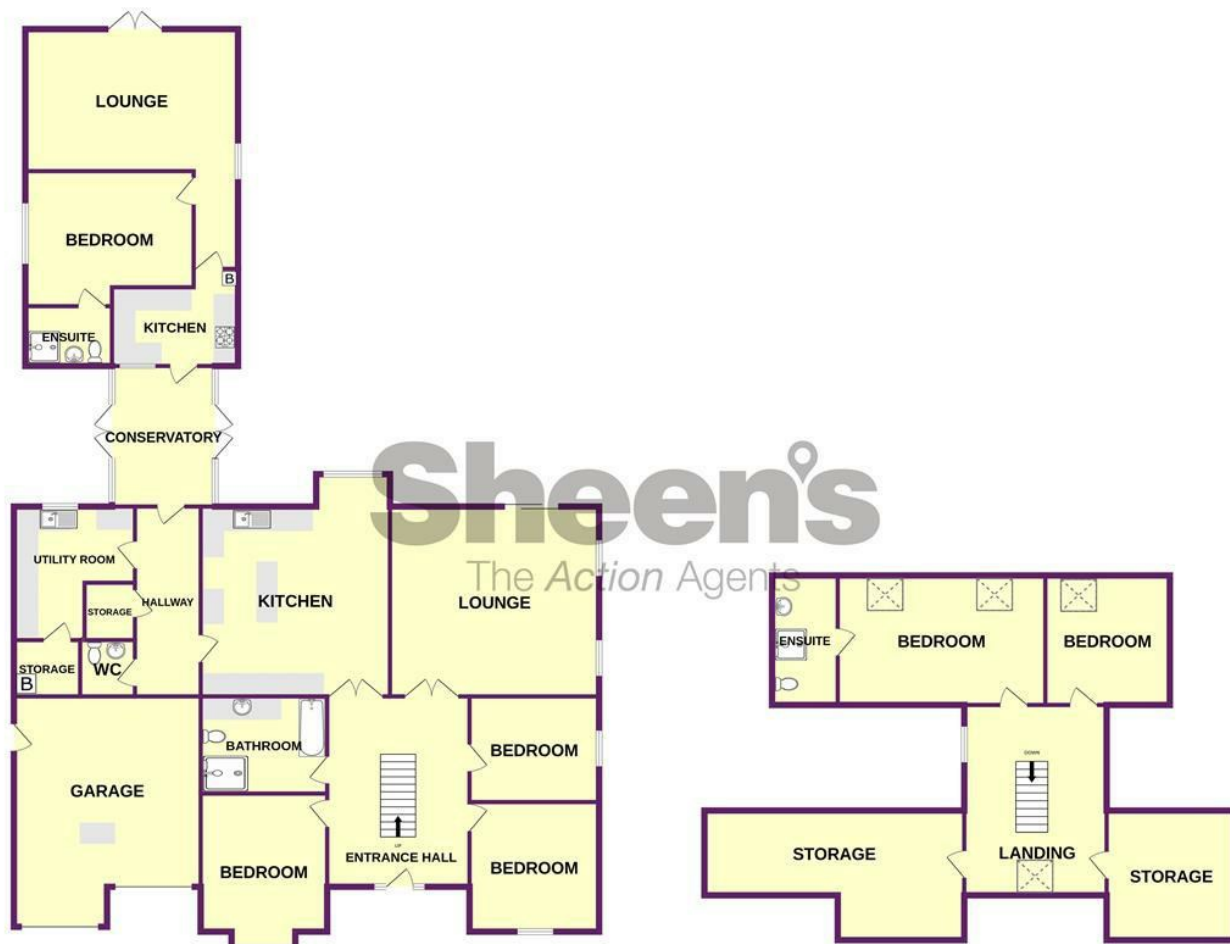
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and easements as noted in the Land Registry Charges Register, originating from a 1924 Conveyance and a Transfer dated 26 July 1995. These include a 40-foot building set-back requirement from the northern boundary, a ban on excavating materials for sale, and prohibitions against noisy or offensive trades, businesses, or manufacturing. The property benefits from and is subject to shared utility and drainage service rights running through adjoining land. Prospective buyers should note that former land parcels to the rear have been formally severed from this title for development. We recommend that all prospective buyers review the official Register of Title and Title Plan with their legal representative to satisfy themselves as to the full extent of the entries and current plot boundaries.

GROUND FLOOR

1ST 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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents