



## 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, FOUR DOUBLE BEDROOM DETACHED FAMILY HOME. 'The Robins' benefits from large spacious living accommodation, two bathrooms, 34' garage 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-soken 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 dissatisfaction.

- **Four Double Bedrooms with Fitted Wardrobes**
- **Two Bathrooms**
- **Large South Facing Rear Garden**
- **30'4" Garage with Ample Off Road Parking**
- **Modern Kitchen & Dining Area**
- **Conservatory/Entertaining Room**
- **Large Family Home**
- **Viewing Advised**
- **Council Tax Band - E**
- **EPC Rating - D**



**Price £565,000 Freehold**



Accommodation comprises with approximate room sizes:-

Composite door leading to:

### Hallway

Loft access. Laminate flooring. Radiator. Doors to:

### Bedroom Three

13'7" x 11"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to front.



### Bedroom One

11'6" x 11'3"

Built in wardrobes. Wall lights. Radiator. Sealed unit double glazed bay window to front.



### Shower Room

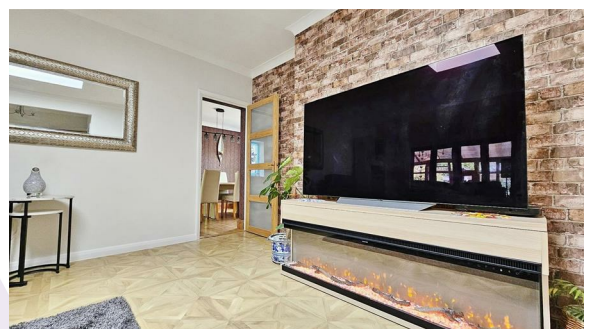
Suite comprises of low level WC. Vanity wash hand basin with mixer tap and high gloss drawers under. Walk in shower with integral shelving and wall mounted shower attachments. Part tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Featured obscured window.



## Lounge

21' max x 12'8"

Built in airing cupboard housing hot water cylinder. Wooden tiled effect flooring. Radiator. Velux window. Double doors accessing to conservatory. Door leading to dining area. Door to:





### Inner Hall

Built in storage cupboard housing integral shelving. Tiled flooring. Radiator. Doors to:

### Bathroom

Low level WC. Pedestal wash hand basin. Sunken corner bath cubicle with shower hose attachment. Part tiled walls. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Featured velux window.



### Bedroom Four

14'8" x 7'1"

Fitted wardrobes with sliding doors. Laminate flooring. Radiator. Sealed unit double glazed window to rear.



### Bedroom Two

14'8" x 9'1"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to rear.



### Garage

34'1" x 9'1"

Private access door to garage. Wooden work surfaces with shelving space under. Plumbing for washing machine and tumble dryer. Wall mounted Baxi boiler providing heating and hot water throughout. Electric garage roller door to front. Up and over door leading to rear garden.

### Dining Room

15" x 9'1"

Solid oak flooring. Spotlights. Radiator. Sealed unit double glazed windows to side and front aspect. Open access and steps leading down to:





## Kitchen

17'1" x 10'6"

Fitted with a range of matching white 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. Built in eye level microwave. Built in double electric oven. Further selection of matching units both at eye and floor level. Breakfast bar. Plumbing for dishwasher. Space for fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed windows to front and rear aspect. Open access to:



### Alternate Kitchen View



### Conservatory

17'11" x 14'10"

Tiled flooring. Wall light. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door to side. Sealed unit 'French' style doors leading to:





### Outside - Rear

Part block paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees shrubs and bushes. Featured pond. Featured raised decking area with log cabin housing a hot tub to remain. Three sheds to remain. Outside tap. Outside lights. Access to front via garage up and over doors. Enclosed by panelled fencing.



Alternate Rear View





### Outside - Front

Shingled driveway providing ample off road parking leading to garage with electric roller door. Borders laid to lawn with mature shrubs providing privacy. Enclosed by panelled fencing.



### Drone Photos

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### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

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/08.24

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.

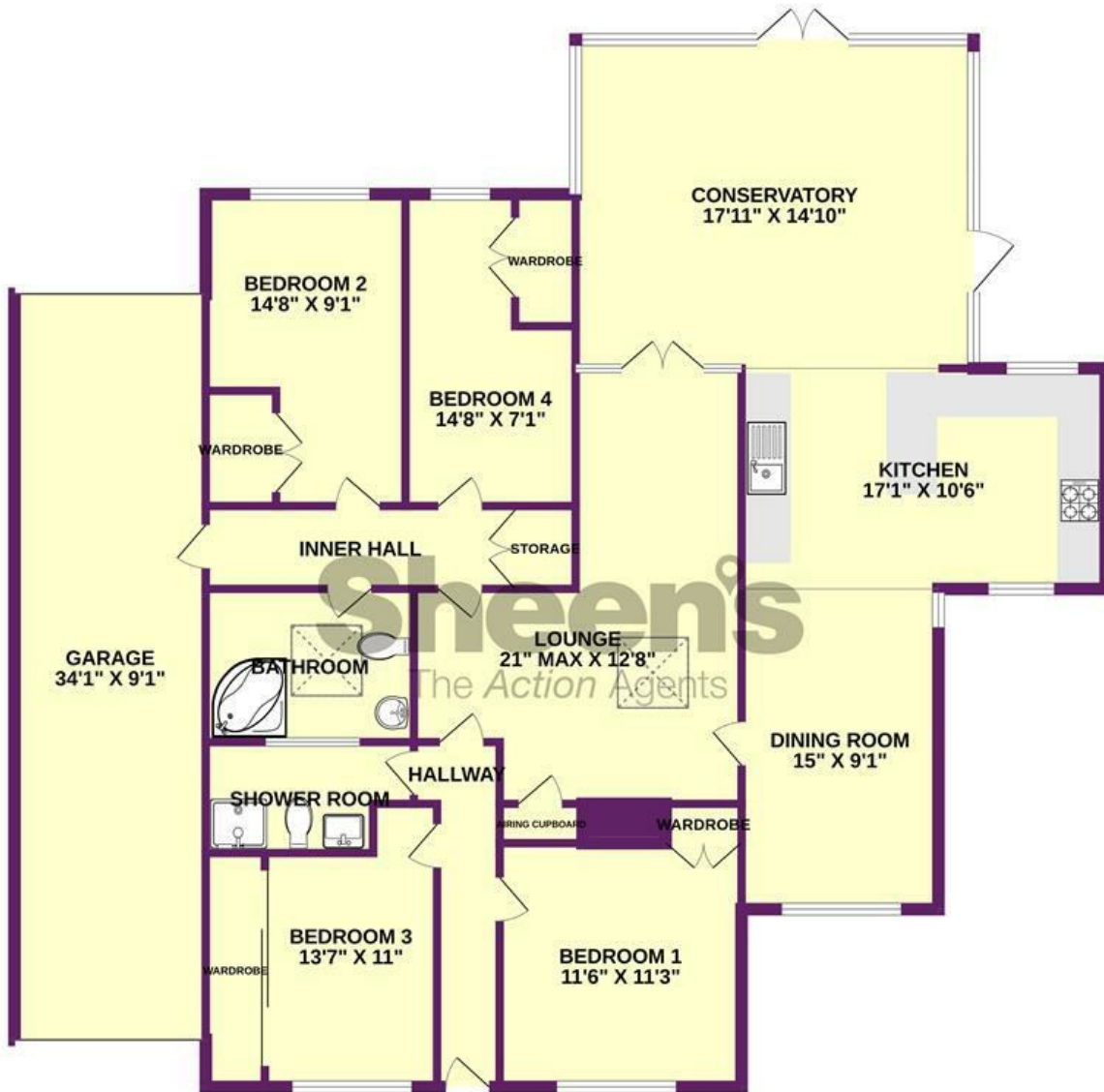
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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



THORPE 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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**Sheen's**  
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