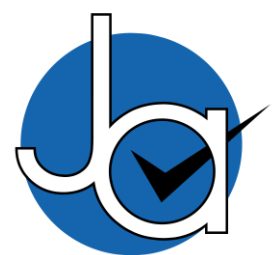




3 Bedroom Detached House located in Kirby Cross.

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JOHN ALEXANDER
ESTATE AGENTS

Aspen Close Kirby Cross Frinton-on-Sea CO13 0GS



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Guide Price £350,000

***GUIDE PRICE
£350,000-£375,000***

We are delighted to offer this stunning three bedroom detached house which is only 6 months old having been much improved by the current owners.

FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £350,000-£375,000

We are delighted to offer this stunning three bedroom detached house which is only 6 months old having been much improved by the current owners. This delightful home benefits from newly fitted blinds throughout which will remain, upgraded granite kitchen worktop, landscaped gardens including undercover outside dining area ideal for alfresco dining as well as large workshop.

ENTRANCE HALL

Stairs to first floor, two radiators, storage cupboard, double glazed window to rear. Amtico flooring.

CLOAKROOM

Low level WC, pedestal wash basin, radiator, extractor fan, down lighters to ceiling. Amtico flooring

LOUNGE

14' 10" x 11' 9" (4.52m x 3.58m)

Double glazed French doors to rear garden, double glazed window to front, two radiators.

KITCHEN/DINER

25' 8" x 8' 10" (7.82m x 2.69m)

Stainless steel one and a half bowl sink unit with cupboards under, matching base and eye level cupboards, Granite work tops, integrated fridge freezer, dishwasher, washing machine, wall mounted gas boiler set within cupboard space, double oven, gas hob and extractor fan, double glazed windows to front and side, French doors to garden. Amtico flooring.

LANDING

Double glazed window to rear, radiator, access to loft space, airing cupboard.

BEDROOM ONE

11' 8" x 10' 0" (3.56m x 3.05m)

Double glazed window to front, radiator, fitted mirrored sliding wardrobe's.

EN-SUITE

Double Aqualisa shower, low level WC, pedestal wash basin, radiator, obscure double glazed window to rear.

BEDROOM TWO

10' 6" x 8' 10" (3.2m x 2.69m)

Double glazed windows to both sides, fitted mirrored sliding wardrobes.

BEDROOM THREE

12' 9" x 8' 3" (3.89m x 2.51m)

Double glazed windows to front and side, radiator. Built in mirrored sliding wardrobe.

BATHROOM

White suite comprising of panelled bath with Aqualisa shower above and guard, low level WC, pedestal wash basin, chrome heated towel rail, down lighters to ceiling, extractor fan, obscure double glazed window to front.



OUTSIDE

Side access to rear garden which is landscaped with two patio areas, turfed garden, shed housing space for tumble dryer, fridge and freezer and undercover outside seating area, electric sockets and lighting.

In addition, the property includes fitted solar panels and to the front there is a lawned garden and electric car charger point.

WORKSHOP

14' 6" x 9' 9" (4.42m x 2.97m)

DRIVEWAY

Providing off road parking for two cars.

AGENT NOTES

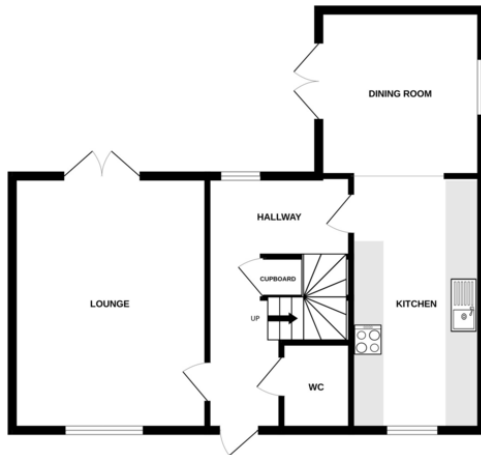
18 months Taylor Wimpey warranty and 10 years NHBC warranty.

2 kW solar panels installed by Taylor Wimpey.

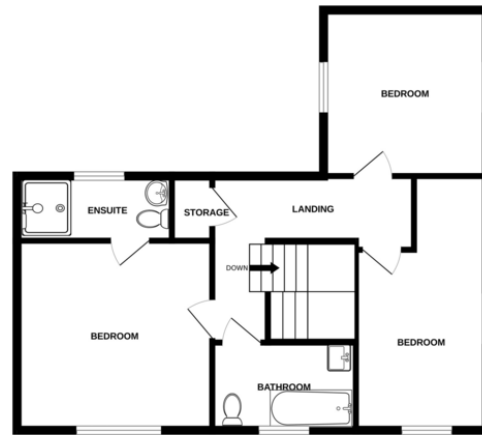


FLOORPLAN

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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DIRECTIONS

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