

BARLEY ROAD, KIRBY CROSS, ESSEX, CO13 0FR

Price

£315,000

FREEHOLD

- Three Bedrooms
- Detached House
- No Onward Chain
- Ensuite to Master Bedroom
- Ground Floor Cloakroom
- Sought after 'Finches Park' Estate
 - Built in 2021
- Close to Shops & Amenities
- Close to Kirby's Mainline Railway Station
- EPC Rating B/ Council Tax Band C



FENTONS
ESTATE AGENTS



Newly built in 2021 situated on a quiet cul-de-sac position on the popular 'Finches Park' development in Kirby Cross, Fentons Estate Agents have the pleasure in bringing to market this modern NO ONWARD CHAIN THREE BEDROOM DETACHED HOME. This stunning home boasts a fully integrated kitchen/dining room, ground floor cloakroom, a first floor bathroom and en-suite to master bedroom. To the rear is a large lawned garden and patio area. To the front a driveway providing off street parking. An early viewing is highly recommended to fully appreciate the property which is on offer.

Accommodation comprises of approximate room sizes

Hallway

Wood effect Karndean flooring. Radiator. Stair flight to first floor. Door to:-

Kitchen/Diner

15'8" x 9'2"

Fitted with a range of matching fronted units. Square edge work surfaces. Inset stainless steel sink and drainer unit. Inset four ring gas hob with electric oven under and extractor hood above. Further range of matching fronted units at both eye and floor level. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Wood effect Karndean flooring. Radiator. Double glazed window to front.

Cloakroom

White suite comprises of low level w/c. Pedestal wash hand basin. Radiator. Obscured double glazed window to front. Extractor fan. Wood effect Karndean flooring.

Lounge

16'4" x 10'6"

Wood effect Karndean flooring. Radiator. Built in stage cupboard. Sealed unit double glazed window to rear. Double glazed patio doors to garden.

Landing

Double glazed window to side. Loft hatch. Doors to all rooms. Door to:-

Bedroom One

9'1" x 8'11"

Radiator. Double glazed window to rear. Door to:-

En-Suite

White suite comprises of low level w/c. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Radiator. Part tiled walls. Vinyl flooring. Extractor fan. Obscured double glazed window to front.

Bedroom Two

9'6" x 9'1"

Radiator. Double glazed window to front.

Bedroom Three

7' x 7'11"

Radiator. Double glazed window to rear.

Bathroom

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

Outside - Rear

Part paved patio area. Remainder laid to lawn. Shed to remain. Access to front via wooden gate. Enclosed by paneled fencing.

Outside - Front

Hard standing driveway providing off street parking.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For

Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A





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AML

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.

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.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



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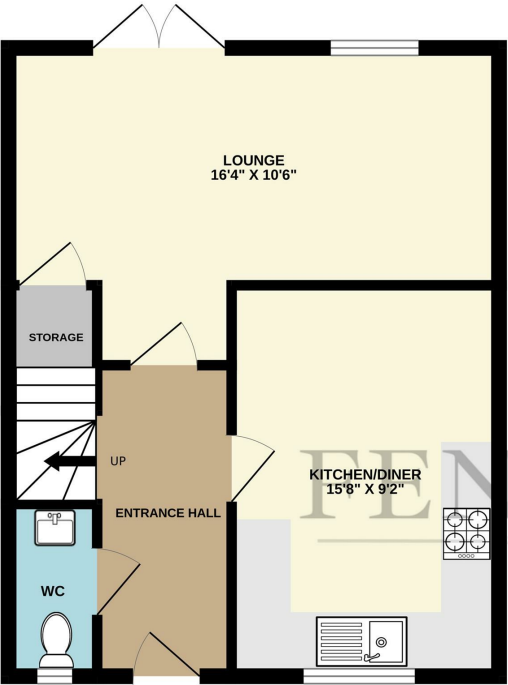


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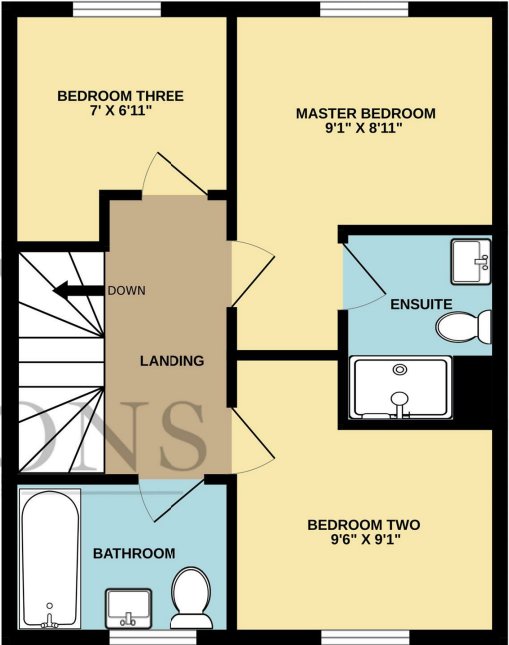
Council Tax Band

C

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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