

THORPE ROAD, KIRBY CROSS, ESSEX, CO13 0ND

Guide price

£400,000

FREEHOLD

- Four Bedrooms
- En-Suite To Bedroom 3
- Low Maintenance Secluded Rear Garden
- Detached Garage With Potential To Convert (STPP) Into Annexe With Existing Water Supply
- Large Lounge & Separate Dining Room
- Large & Modern Kitchen/Breakfast Room
- Block Paved Driveway With Ample Off Street Parking
- Non-Estate Position
- No Onward Chain
- Council Tax Band - E / EPC Rating - D



FENTONS
ESTATE AGENTS



*** GUIDE PRICE £400,000 - £425,000 *** Fentons are delighted to bring to market this charming, FOUR BEDROOM DETACHED CHARACTER property. 'White House' is ideally positioned in the sought after Kirby Cross area and benefits from two reception rooms, a large modern kitchen/breakfast room, en-suite to bedroom three and a family bathroom. Externally, the property offers a detached garage with potential to convert into an annexe, subject to planning permission, with an existing water supply already in place and a block paved driveway providing ample off street parking. Thorpe Road is conveniently located for Kirby Cross railway station, Frinton-on-Sea town centre and the seafront, with local amenities, shops and coastal walks all within easy reach.

Accommodation comprises of approximate room sizes

Hardwood door leading to:

Dining Room

17'7" x 11'4"

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Spotlight. Radiator. Sealed unit double glazed sash style window to front. Door to:

Lounge

21'5" x 11'9"

Fitted storage cupboard housing boiler providing heating and hot water throughout. Laminate flooring. Radiator. Sealed unit double glazed sash style window to front.

Kitchen/Breakfast Room

21'5" x 9'11"

Modern kitchen fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Rangemaster to remain with extractor hood above. Further selection of matching units. Glass display cupboards. Tiled splashback. Laminate flooring. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Wine rack. Additional cupboard, drawers and corner shelving unit with hard edge wooden work surface above. Spotlights. Radiator. Sealed unit double glazed led light window to rear. Sealed unit double glazed door to rear. Sealed unit double glazed 'French' style doors with side panels to side leading to rear garden.

Landing

Loft access. Radiator. Sealed unit double glazed sash style window to front. Doors to:

Bedroom 1

12'2" x 11'5"

Radiator. Sealed unit double glazed sash style window to front.

Bedroom 2

12' x 11'4"

Radiator. Sealed unit double glazed sash style window to front.

Bedroom 3

10'10" x 9'7"

Spotlight. Radiator. Sealed unit double glazed led light window to side. Door to:

En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Fitted corner shower cubicle with double sliding doors. Tiled splashback. Tiled flooring. Fitted mirror with sensor touch button. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured window to rear.

Bedroom 4

9'5" x 9'4"

Radiator. Sealed unit double glazed led light window to side.

Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with wall mounted shower attachment. Tiled splashback. LVT flooring. Spotlights. Loft access. Wall mounted heated towel rail. Obscured window to rear.

Outside - Rear

Majority laid to paving. Remainder laid to lawn. Access to front via side gate. Additional side gate accessing garage and additional garden space. Enclosed by high featured brick wall and panelled fencing.

Outside - Front

Block paved driveway providing off street parking for several vehicles leading to detached garage with double doors. Concrete space ideal for additional garage STPP. Garage also has potential to convert into an annexe STPP and has existing water supply. Storm porch with tiled floor. Side gate accessing rear garden. Beds stocked with shrubs and enclosed by brick walls.

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: 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.

Disclaimer - Wide Angle Lens Etc

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



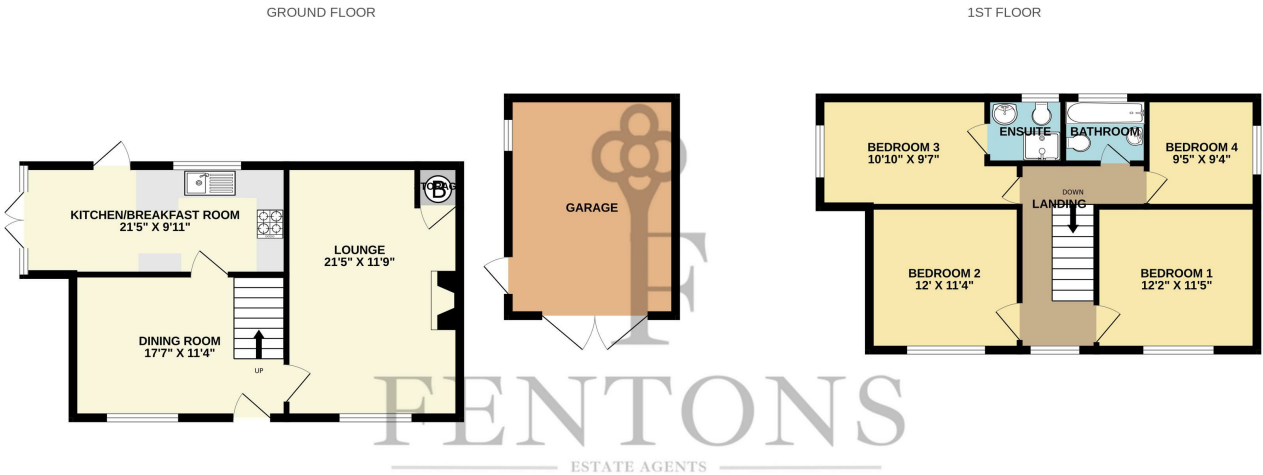
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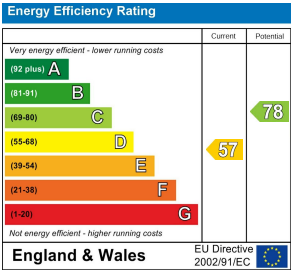
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Council Tax Band

E



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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