

Peake Avenue, Kirby Cross

Offers in Excess of £325,000

Property Overview

Situated in the ever-popular Kirby Cross area, this well-proportioned four-bedroom detached home offers versatile accommodation ideal for modern family living.

The property is entered via a welcoming entrance hallway, providing access to the principal ground floor rooms. The kitchen is well-appointed and complemented by a separate utility room and a convenient downstairs WC. A formal dining room offers the perfect space for entertaining, while the spacious living room features a fireplace and doors opening out to the rear garden, creating a light and inviting atmosphere. In addition, a ground floor study provides an ideal space for home working or a quiet retreat.

To the first floor, there are four generously sized bedrooms, two of which benefit from their own en-suite shower rooms. A family bathroom serves the remaining bedrooms, offering practical and comfortable accommodation for a growing family.

Externally, the property enjoys a generous enclosed rear garden, ideal for outdoor entertaining and family use. To the front, there is driveway parking leading to an oversized garage, almost double in tandem size, providing excellent storage and conversion potential (STPP).

This attractive home combines space, functionality and a sought-after location, making it a fantastic opportunity for a range of buyers.

























- FOUR BEDROOM DETACHED HOME
- THREE RECEPTION ROOMS INCLUDING A DOWNSTAIRS STUDY AND DINING ROOM
- UTILITY ROOM AND WC
- TWO EN-SUITE SHOWER ROOMS
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY PARKING
- VIEWING ADVISED
- NO ONWARD CHAIN

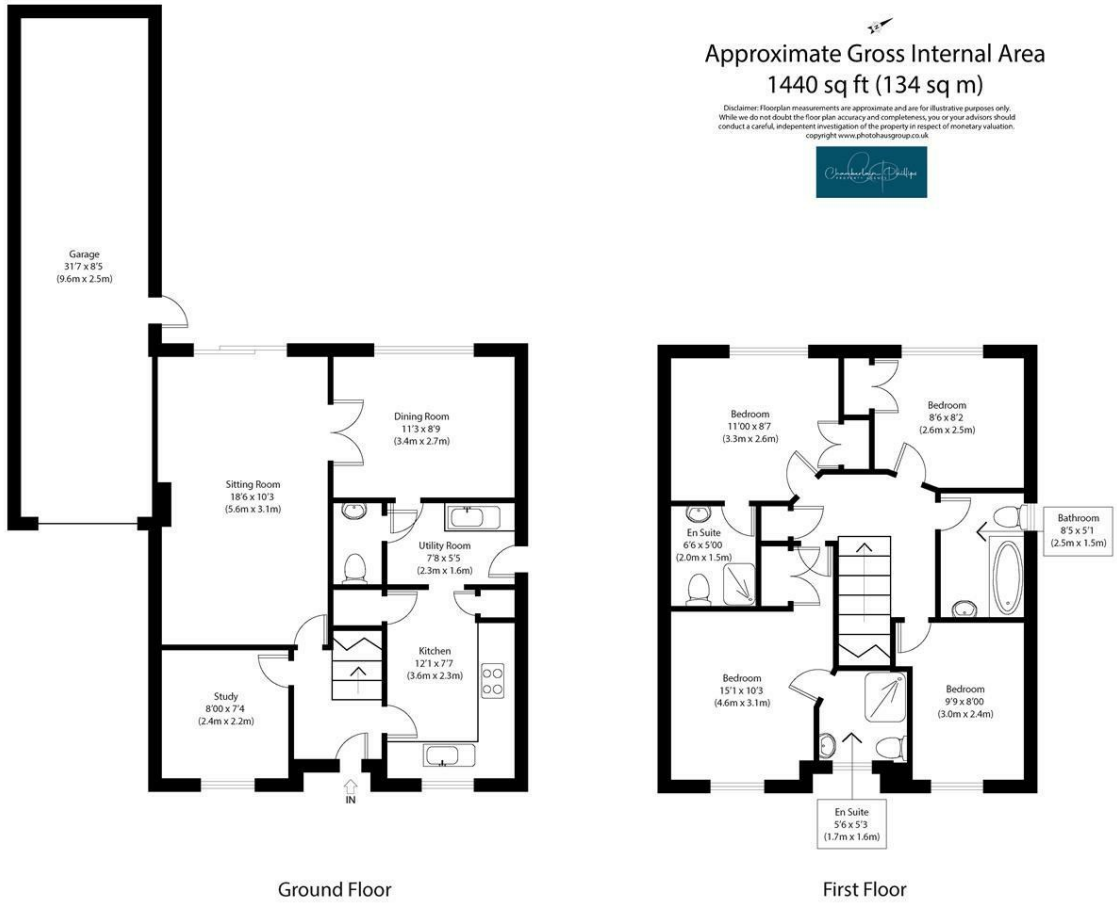
Property Setting:
Kirby Cross is a popular and well-established residential area on the outskirts of Frinton-on-Sea, offering a pleasant blend of coastal charm and everyday convenience. The area is particularly appealing to families and commuters alike, benefiting from a range of local amenities including a supermarket, pharmacy, schools, and a railway station, as well as easy access to the nearby seafront and the traditional town centre of Frinton, known for its greensward, independent shops and cafés.

Kirby Cross is well positioned for transport links, with direct rail services to London Liverpool Street from Kirby Cross station, making it an attractive option for those looking to commute. The A133 provides straightforward road access to Colchester and the A12, linking to the wider motorway network and beyond. The surrounding area offers a mix of countryside and coastal walks, providing a relaxed lifestyle within reach of larger town facilities.

There are a variety of recreational opportunities nearby, including golf at Frinton Golf Club, water sports along the Essex coastline, and numerous walking routes through the surrounding countryside and along the beach.

Agents notes:
Tenure - Freehold
Council Tax - E
Services Connected - Mains Gas, Mains Electric, Water & Drainage
Heating – Radiators via gas boiler
Telephone Availability - Vodafone - 83% / EE - 76% / o2 - 76% / Three - 63%
Broadband Availability - Ultrafast is available
Please note: Some images have been digitally staged to illustrate how rooms may look when furnished. They are intended for illustrative purposes only. For an accurate assessment of room sizes and layouts, we recommend an internal inspection.

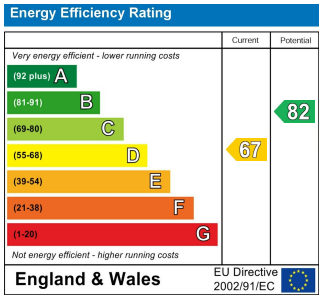
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Chamberlain Phillips Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

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