Fenn Wright

THE HOME OF PROPERTY



1 Shaw Close, Kirby Cross, Essex, CO13 0TB

Asking Price: £550,000 Subject to Contract Freehold

An outstanding detached family home offering contemporary living space of open plan design with stylish kitchen, attractive gardens with bar, en suite to master, close to schooling and shopping facilities.

- Superb Contemporary Family Home
- Open Plan Living Design
- Offered to a High Standard
- Attractive Garden with Detached Bar & Store
- Stylish Kitchen
- Ground Floor Cloakroom
- En Suite to Master
- Off Road Parking
- Short Distance to Frinton on Sea & Seafront
- Popular Primary & Secondary Schooling Nearby

colchester@fennwright.co.uk **01206 763388**





An outstanding and superbly presented four bedroom detached family home having been remodelled to a high standard and offering contemporary open plan living space on the ground floor.

An entrance door leads to a welcoming entrance hall with oak stair flight to the first floor with glass balustrade giving access to the ground floor cloakroom comprising hand basin and WC with complementary tiling.

A door from the hall leads into the kitchen area with there being a utility area to the left. The kitchen offers a range of comprehensive stylish units and integrated appliances with a superb island feature incorporating cupboards and drawers and ceramic hob with extractor over. There is a large glazed single door leading to the rear garden and wide sliding double glazed doors which lead onto the patio terrace.

The living area has feature wall with shelving and TV recess with a bespoke stone plinth and double glazed window to the front.

On the first floor the landing has a glass balustrade and gives access to the airing cupboard and all four good size bedrooms.

Bedroom one has two built in double wardrobes and centre dressing area, features an en suite shower room which has walk in shower, WC, vanity sink and attractive marble tiling with double glazed window to the front.

Bedroom two has double glazed window to the rear and built in double wardrobe, with bedroom three being located to the front, again with double wardrobe. Bedroom four has double glazed window to the rear.

The family bathroom comprises a stylish suite with panelled bath with shower over, WC and vanity sink, with double glazed window to the front and complementary tiling.

Outside
To the rear of the property there is an attractive rear garden with large patio area adjacent to the property with remote canopy, the remainder of the garden being laid to lawn, the patio area extends to the fantastic bar area to the rear which has bi folding doors and a superb bar area with counter top and space for beer fridge, there is also a feature wall with recess for TV.

The front garden is retained by laurel hedging, the garden being mainly laid to lawn with attractive pathways and shrub borders.























Location

The property is situated in a cul de sac position on this modern development on the outskirts of Frinton on Sea, bustling Connaught Avenue is within reach offering a varied range of shopping facilities, bars and restaurants and the delightful greensward and seafront of Frinton, is also a short distance away. Frinton also offers services to London's Liverpool Street, there is primary and secondary schooling nearby.

Important information

Council Tax Band - E
Services - We understand that mains water, drainage, gas and electricity are connected to the property.
Tenure - Freehold
EPC Rating - D
Ref -TOL260195

Directions

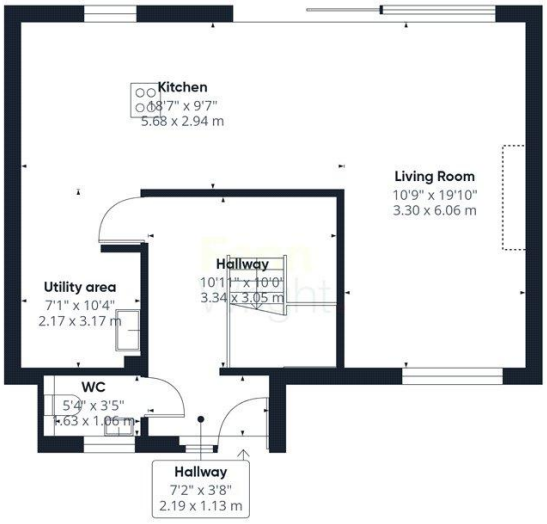
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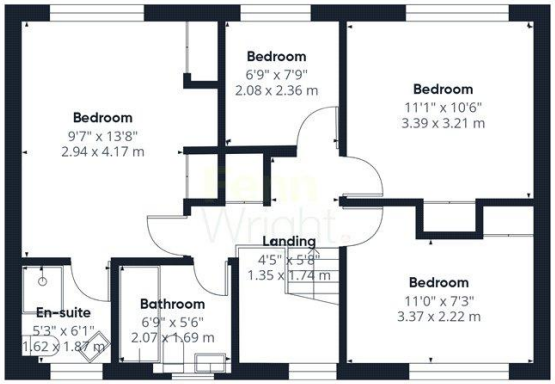


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1 Shaw Close
Kirby Cross
Essex, CO13 0TB



Floor 0 Building 1



Floor 1 Building 1



Approximate total area(1)

1173 ft²
109.2 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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FennWright

146 High Street, Colchester, CO1 1PW
01206 763388
colchester@fennwright.co.uk
fennwright.co.uk

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