

oakheart

£425,000

Guide Price

Frinton Road, Kirby Cross, Frinton-On-Sea

Guide Price £425,000 - £450,000

Situated in the ever popular village of Kirby Cross, offered with No Onward Chain, just moments from excellent local amenities, highly regarded schools and Kirby Cross railway station with direct links into London Liverpool Street, this substantial detached family home offers over 1,850 sq ft of versatile accommodation including a detached studio, making it an ideal choice for growing families, those working from home or buyers seeking multi generational living.

The property welcomes you with a generous entrance hallway leading through to an impressive open plan kitchen, living and entertaining space measuring over 30ft in length. Designed as the heart of the home, this bright and sociable room provides ample space for cooking, dining and relaxing, with direct access into the separate dining room, creating the perfect setting for both everyday family life and entertaining guests.

The ground floor also offers two well proportioned bedrooms and a modern family bathroom, providing excellent flexibility for those requiring single level living or guest accommodation.

To the first floor are two further generous double bedrooms, both enjoying excellent proportions, together with a spacious family bathroom and central landing.

Externally, the property continues to impress with ample off road parking and a detached outbuilding currently arranged as a comfortable living room. This versatile space lends itself perfectly as a home office, gym, studio, games room or annexe potential, subject to any necessary consents.

Occupying a convenient position within easy reach of Frinton On Sea's beautiful beaches, shopping amenities, restaurants and transport links, this is a rare opportunity to acquire a deceptively spacious home offering exceptional flexibility in a highly desirable coastal location.









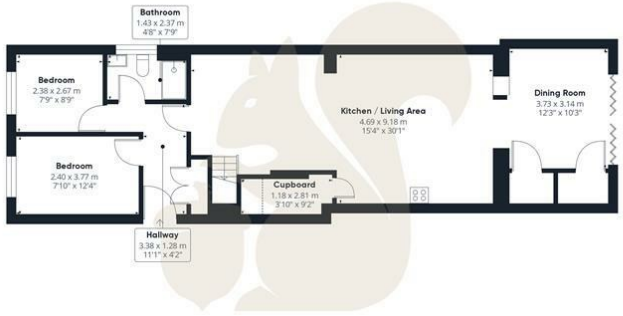




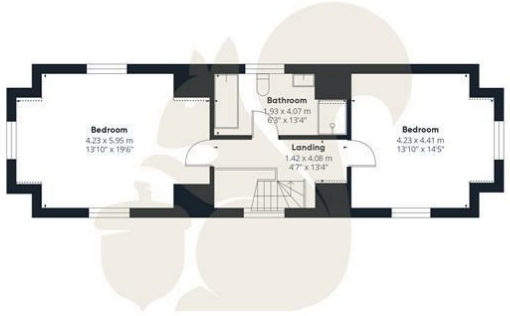




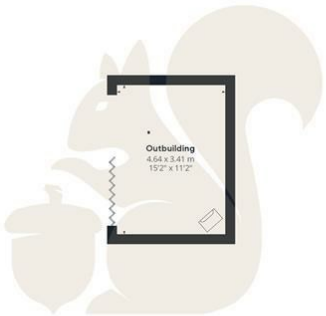




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Main building GLA[1]
154.49 m²
1662.92 ft²

Main building total
156.98 m²
1689.68 ft²

Building 2 total
18.41 m²
198.11 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Reduced headroom
Below 1.5 m/5 ft
Areas with headroom below 1.52 m/5 ft are excluded

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

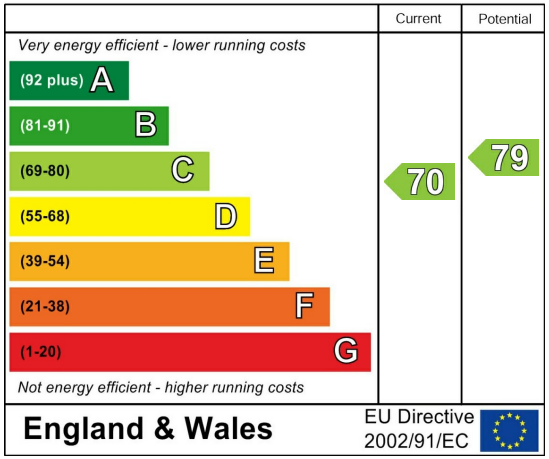
GIRAFFE360

Local Authority:
Tendring

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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