



2 bedroom Thatched Cottage located in Kirby Cross.

Guide Price
£250,000

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35 Halstead Road Kirby Cross Frinton-on-Sea CO13 0LW

FULL DESCRIPTION

THE LOCATION

** GUIDE PRICE £250,000 - £275,000 **

Located in the sought after location of Kirby Cross is this excellent two bedroom Grade II listed thatched cottage. The property has been well maintained by the current owner and has recently had a new kitchen and bathroom fitted. Furthermore you will find a driveway, mature low maintenance front and rear gardens, two double bedrooms and a office/snug space. Parking is also available with a driveway to the front.

Halstead Road is situated in Kirby Cross within the Tendring District of Essex and is located to the east of Colchester as well as being a short distance from the coastal towns of Frinton-on-Sea and Walton-on-the-Naze.

Close to this location you will find a Tesco Express offering goods for day to day needs, three public houses, wine bar, an Indian restaurant and take away, a Chinese restaurant which also has a takeaway service, dispensing chemist, doctors surgery, popular Church of England primary school and St Philomena's primary school in Frinton-on-Sea, as well as Tendring Technology College and TLG, Secondary School, both of which have extremely good OFSTED reports. There are also very good nursery schools in and near Thorpe-le-Soken (Margery's private day nursery being the one of them). Another further attraction is the transport available locally to the grammar and private schools in Colchester and Ipswich.

The village also offers a mainline railway station giving links to London Liverpool Street. The average journey to

London Liverpool Street is approximately 1 hour 24 minutes. On an average weekday, there are 25 trains travelling from London Liverpool Street to Thorpe-le-Soken which is a short drive away. If you prefer to use road transport, the A120 is also a short drive away leading to the A12, M25 and beyond.

There are excellent walks which can be undertaken nearby offering views over the Walton Backwaters and Hamford Water. For those who enjoy boats, Titchmarsh Marina is close by. If you prefer to pamper yourself, the Lifehouse Spa, an exclusive boutique style hotel offers luxurious beauty treatments, fine dining and retreat days is very close to the property.

PORCH

Windows to front and side and leading to;

LOUNGE

20' 6" x 15' (6.25m x 4.57m) **Stairs**
to bedroom two, three radiators, beamed ceiling and walls, sealed unit double glazed Georgian style French doors to rear, inglenook fireplace and leading to;

KITCHEN

13' 2" x 10' 3"
(4.01m x 3.12m) Matching base and eye level units, inset sink bowl with drainer, built in appliances, window to side, breakfast bar area, extractor and door to;

SNUG

8' 5" x 6' 6"
(2.57m x 1.98m) Window to side and storage.



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INNER HALL

Storage and doors to;

MASTER BEDROOM

14' 8" x 9' (4.47m x 2.74m)

Frenchdoors leading to garden.

BATHROOM

9' 6" x 6' 6" (2.9m x 1.98m) Low level WC, pedestal wash hand basin, free standing bath with shower attachment, shower cubicle, radiator, windows to side and rear.

BEDROOM TWO

15' x 10' (4.57m x 3.05m)

Radiator, storage and window to front.

FRONT GARDEN

The property has a gated driveway to front, with mature gardens and is mainly laid to lawn with hedges to front.

REAR GARDEN

A well maintained and charming courtyard style garden, complete with patio area and an array of flowers and shrubs.

AGENTS NOTES

Council Tax Band - C

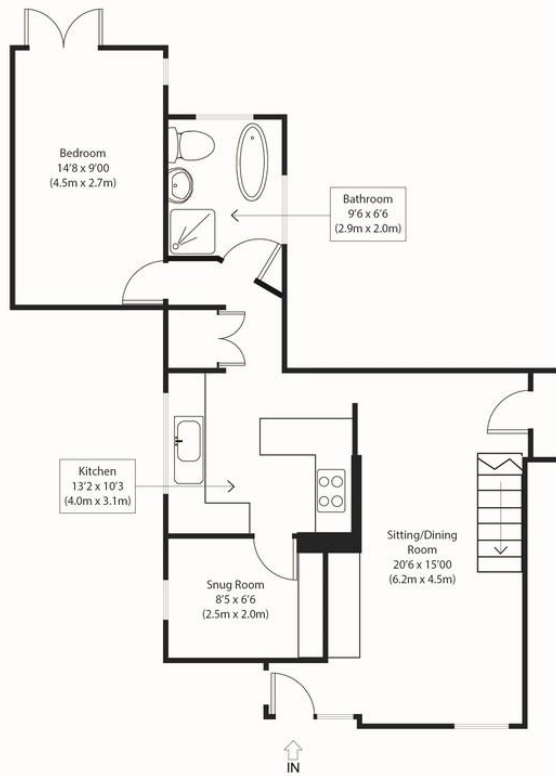



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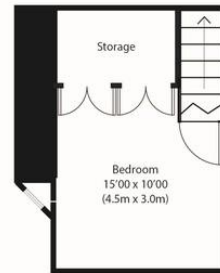
FLOORPLAN



Ground Floor

Approximate Gross Internal Area
800 sq ft (74 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ogphoto.co.uk



First Floor

DIRECTIONS

CONTACT

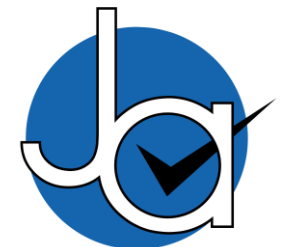
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