



4 bedroom Detached House located in Kirby Cross.

Guide Price
£450,000 - £475,000

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JOHN ALEXANDER
ESTATE AGENTS

Aspen Close Kirby Cross Frinton-on-Sea CO13 0GS

FULL DESCRIPTION

THE PROPERTY

GUIDE PRICE £450,000 - £475,000

Situated on a generous corner plot, John Alexander are pleased to present this spacious four-bedroom, two-reception room detached house to the market.

Upon entering the property, you are welcomed into a generous entrance hallway, leading to two spacious reception rooms that provide ample space for both formal and informal living. The bright and airy living room is perfect for relaxation, while the additional reception room can be used as a dining room, playroom, or home office to suit your needs.

The kitchen is fitted with a range of matching white high gloss units at both eye and floor level, complemented by Silestone work surfaces featuring a half stainless steel sink with a Silestone drainer, a four-ring Zanussi electric induction hob with an extractor hood, and a built-in double eye-level electric oven which is perfect for hosting. The kitchen also offers a fitted breakfast bar, under-cupboard lighting, a built-in storage cupboard, and a Quartz splashback.

Upstairs, the property boasts four well-proportioned bedrooms. The master suite features an en-suite bathroom along with fitted wardrobes. The remaining three bedrooms are ideal for children, guests, or used as home offices which are positioned near the family bathroom which is fitted with high-quality fixtures.

Externally, the property benefits from a large rear garden, which is fully enclosed and provides a private outdoor space. There is a well-maintained

lawn area with space for additional garden features such as a patio or vegetable plot. The front of the property offers a driveway with off-street parking, as well as access to the garage.

The home is fully equipped with triple-glazed windows, gas central heating, and an enclosed boiler along with solar panels on the roof. The property also benefits from an EV charging point.

LOCATION

Located in Kirby Cross, the property is within close proximity to excellent local amenities, including highly regarded primary and secondary schools, convenience stores, and recreational facilities. Frinton-on-Sea, with its beautiful beaches and vibrant seafront, is in easy walkable distance from the property. Frinton-on-sea train station is also nearby, offering easy access to London Liverpool Street, making this an ideal location for commuters.

ENTRANCE HALL

Stairs to first floor with under stairs storage, Amtico flooring, triple glazed windows to front, radiator.

LOUNGE

15' 1" x 14' 6" (4.6m x 4.42m)

Two radiators, unit triple windows to front and rear, French doors to rear garden.

STUDY

9' 11" x 9' 6" (3.02m x 2.9m)

Amtico flooring, a radiator, and sealed unit triple-glazed windows to the side and front.

CLOAKROOM / UTILITY

Low-level WC, inset sink, mixer tap, and under-counter storage. Integrated washing machine, Silestone splashback, Amtico flooring, spotlights, and radiator. Extractor fan and obscured triple-glazed window to side.



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KITCHEN/DINER

22' 4" x 11' 4" (6.81m x 3.45m)

White high-gloss units, Silestone work surfaces, one-and-a-half bowl stainless steel sink, four-ring Zanussi induction hob with extractor. Built-in double oven, integrated dishwasher, fridge/freezer, and a fitted breakfast bar. Enclosed boiler, under-cupboard lighting, Quartz splashback, Amtico flooring, spotlights, two radiators, triple-glazed windows and French doors leading to the rear garden.

FIRST FLOOR

LANDING

Built-in airing cupboard with hot water cylinder, spotlights, radiator, and a triple-glazed sealed unit window to the rear.

MASTER BEDROOM

19' 11" max x 11' 4" (6.07m x 3.45m)

Fitted wardrobes with sliding doors, two radiators, and triple-glazed sealed unit windows to both sides, offering a dual aspect.

ENSUITE

White suite featuring a low-level WC, pedestal wash hand basin with mixer tap, and enclosed shower cubicle with sliding door. Part-tiled walls, Amtico flooring, extractor fan, spotlights, wall-mounted heated towel rail, and obscured triple-glazed window to the side.

BEDROOM TWO

15' 1" x 12' 1" (4.6m x 3.68m)

Two radiators and triple-glazed sealed unit windows to the front and rear.

BEDROOM THREE

11' 4" x 10' 0" (3.45m x 3.05m)

Fitted wardrobe with sliding doors, radiator, and triple-glazed sealed unit windows to the front and side.

BEDROOM FOUR

11' 7" x 9' 1" (3.53m x 2.77m)

Built-in wardrobe, radiator, and triple-glazed sealed unit window to the front.





Aspen Close, Kirby Cross, Frinton-on-Sea, CO13 0GS

FIRST FLOOR BATHROOM

Low-level WC, pedestal wash basin with mixer tap, panelled bath with shower screen, wall-mounted shower, heated towel rail, and obscured triple-glazed window to the side.

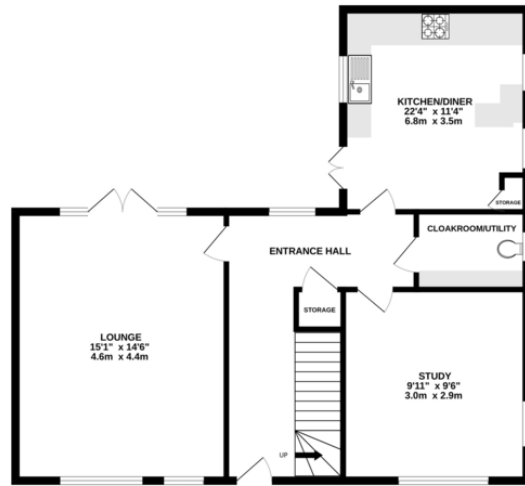
OUTSIDE

Off street parking, garage, laid to lawn, corner plot position, solar panels, EV charging point.

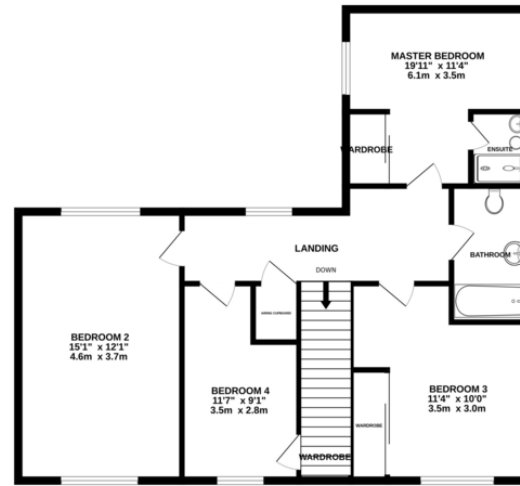


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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DIRECTIONS

CONTACT

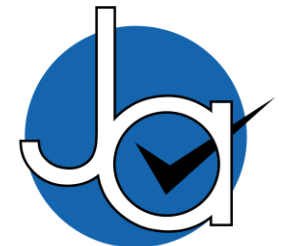
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