



## Frinton Road, Kirby Cross, Frinton-On-Sea

Set behind a broad paved frontage on Frinton Road, this generously proportioned detached home comprises a series of well-composed interiors, culminating in a striking open-plan living space to the rear. The house balances traditional detailing with contemporary finishes, creating a home that feels both comfortable and quietly refined, with a strong emphasis on light, flow and sociable living.

Offers in excess of £450,000

# Frinton Road

Kirby Cross, Frinton-On-Sea, CO13



- Substantial detached home with generous frontage and gated driveway
- Separate, elegantly styled reception room with feature fireplace
- Well-appointed bathrooms with modern finishes
- Impressive open-plan kitchen, dining and living space with skylight
- Private rear garden accessed via wide sliding doors
- Located in the sought-after coastal town of Frinton-on-Sea
- Contemporary kitchen with central island and integrated appliances
- Characterful bar area, ideal for entertaining

## The Property

Inside, the house has a calm, cohesive feel, with a soft neutral palette and plenty of natural light throughout. To the front, a generous reception room provides a more formal living and dining space, centred around a decorative fireplace and framed by large windows with shutters.

Moving through the house, the layout opens out into a spacious kitchen and living area that forms the heart of the home. The kitchen is finished in dark cabinetry with light worktops, creating a clean, modern contrast, while a central island offers both workspace and informal seating. A separate utility room adds valuable practicality, providing additional storage and space for laundry away from the main living areas.

A large skylight above draws in daylight, giving the space an airy feel, and the room extends into a relaxed seating and entertaining area. Bifolding doors open directly onto the garden, making it easy to use the space year-round and perfect for indoor/outdoor entertaining in the warmer months.

Bathrooms are well finished, with contemporary fittings and practical layouts, and the overall arrangement of the house allows for both quieter spaces and more open, social areas.

## The Outside

The property is set behind a broad paved driveway, offering plenty of off-street parking and a sense of space from the outset. Gated access adds a level of privacy, while the exterior has a simple, well-kept appearance.

To the rear, the garden is easily accessed from the main living space, creating a natural extension of the home. There is ample room for outdoor seating and dining, making it ideal for entertaining or simply relaxing outside.

## The Area

Kirby Cross is a well-regarded residential area on the edge of Frinton-on-Sea, offering a quieter setting while remaining close to the coast. Frinton is known for its wide sandy beach, open greensward and relaxed atmosphere, along with a good selection of independent shops, cafés and restaurants.

The area is well connected, with nearby stations providing direct routes into London Liverpool Street, making it a practical option for commuters. There are also good local schools and plenty of opportunities for walking and outdoor activities along the coast and surrounding countryside.

## Further Information

Tenure - Freehold

Council Tax - Tending Band D

Construction - Brick

Mains Gas, Sewerage, Electricity and Water

Sellers position - Needs to secure onward purchase

## Mobile Coverage

EE Good outdoor, variable in-home

There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

O2 Good outdoor



# Floor Plan

## 126 Frinton Road, Kirby Cross, CO13 0PN

Approximate Gross Internal Area = 1561 sq ft / 145.0 sq m

Workshop = 158 sq ft / 14.7 sq m

Total = 1719 sq ft / 159.7 sq m

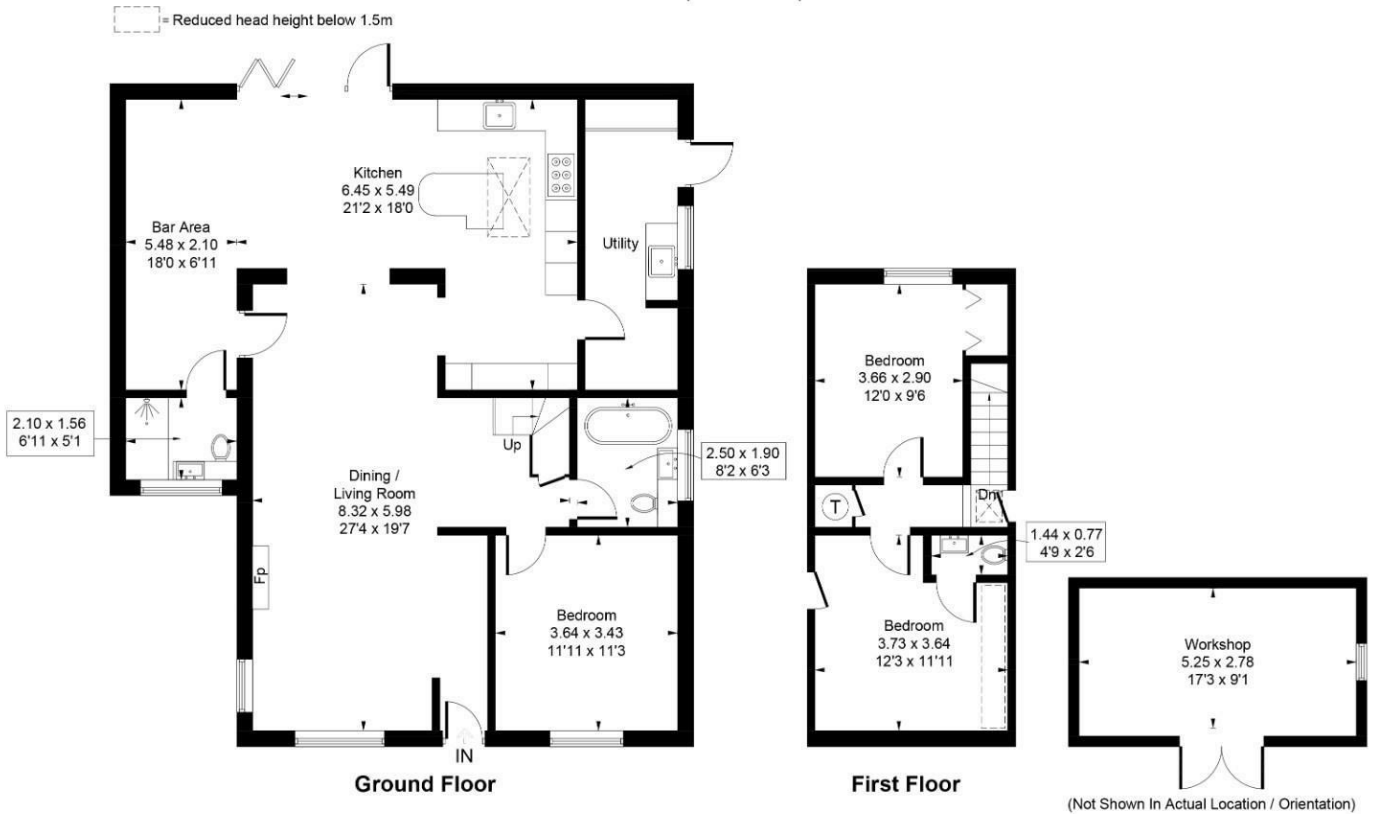


Illustration for identification purposes only, measurements are approximate, not to scale.  
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