



Thorpe Road, Kirby Cross, Frinton-On-Sea

Occupying a prominent position in the heart of Kirby Cross, is this 4 bedroom detached family home. The house occupies an impressive plot with a large sunny garden, that basks in sunshine throughout the day. The house is set away from the road, with ample off street parking and a garage.

Kirby Cross itself is a short drive from Frinton's vibrant centre with its beautiful beaches, array of shops, supermarkets and leisure facilities. Within striking distance of the property, there are numerous excellent schools and the mainline railway is only a short drive away.

This spacious and well presented home, in the process of being extended, offers exceptional living space in a village location. There is also potential to add value to the property through further modernisation, as well as to add your own stamp.

Offers in excess of £500,000

Kitchen

10'8" x 11'5" (3.26 x 3.48)

A modern and spacious kitchen with tiled flooring, ample storage and worktop space and integrated appliances. The room is flooded in natural light from the large windows overlooking the driveway.

Living Room

11'4" x 17'7" (3.47 x 5.36)

Reaching nearly 18ft, the living room provides the perfect entertaining space. Opening onto the dining room, the downstairs has an open plan feel which creates a real sense of light and space.

Dining Room

9'7" x 10'10" (2.94 x 3.32)

A carpeted, neutrally decorated dining space with a large window.

Extension

25'3" x 17'0" (7.70 x 5.20)

Currently undergoing an extension, this room will reach an impressive 25ft and will create a fantastic amount of living space in the downstairs of the property. The extension currently has the floor laid and the windows and doors in situ.

Study

9'2" x 10'5" (2.81 x 3.19)

The perfect working from home office space.

Utility Room

4'11" x 10'5" (1.50 x 3.19)

A separate place for kitchen utilities. This room is also a guest WC comprising low level WC and basin.

Principal Bedroom

16'4" x 10'10" (4.98 x 3.32)

Upstairs there are 4 double bedrooms. The principal bedroom is both spacious and airy and benefits from solid wood flooring.

Bedroom 2

9'5" x 13'10" (2.89 x 4.23)

A generously sized second double bedroom.

Bathroom

5'4" x 10'3" (1.63 x 3.14)

Benefitting from two bathrooms on the first floor, this room comprising bath, low level WC and basin.

Bedroom 3

8'8" x 10'3" (2.66 x 3.14)

A third double bedroom with inbuilt storage overlooking the garden.

Bedroom 4

9'2" x 10'10" (2.80 x 3.32)

With garden views, the fourth bedroom is also a good sized double.

Bathroom

5'8" x 6'10" (1.73 x 2.09)

A second family bathroom comprising low level WC, shower and basin.

Garden

c0.4 of an acre, the garden is impressive. Basking in sunshine throughout the day, this would be the perfect garden to entertain family and friends in the summer months.

Garage

9'11" x 24'2" (3.03 x 7.38)

As well as a generous driveway sufficient for many vehicles to park off road, there is also a garage. This could provide further parking space or storage.

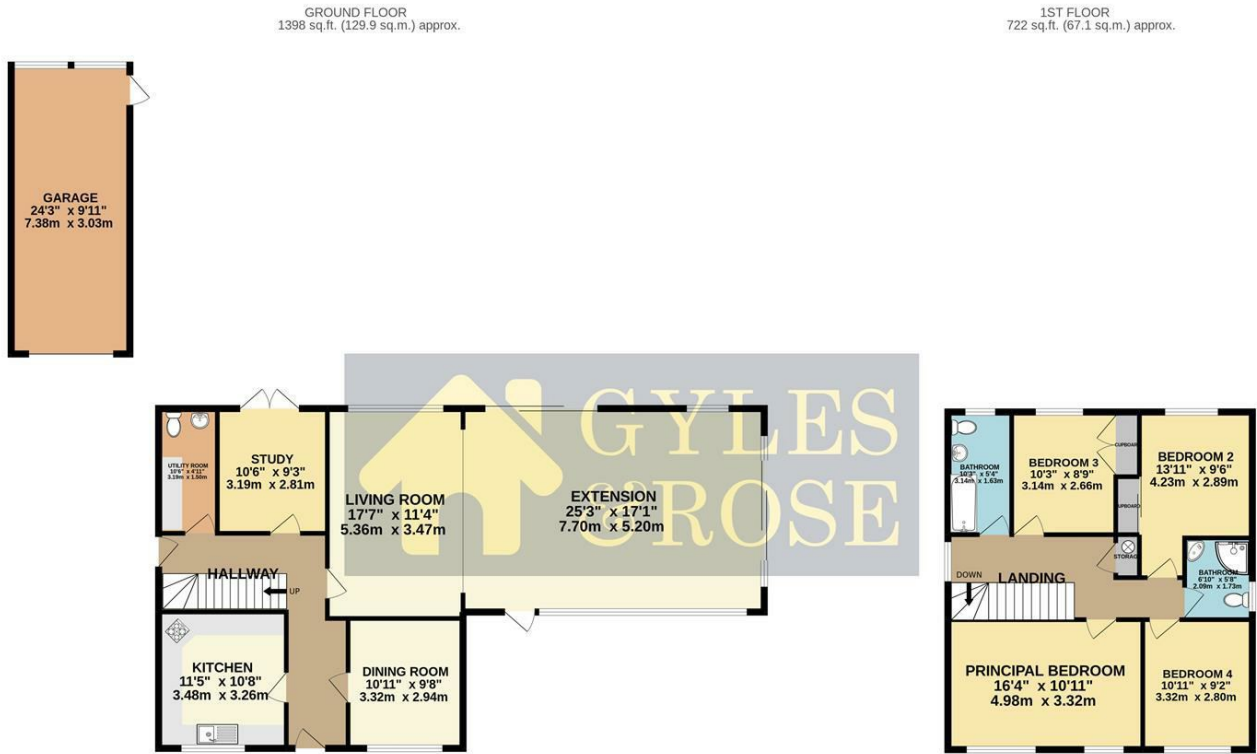
Further Information

Tenure - Freehold

Council Tax - Tendring Band E



Floor Plan



TOTAL FLOOR AREA : 2121 sq.ft. (197.0 sq.m.) approx.
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