



Woodland Walk

Welcome to a high-quality new collection of five detached bungalows in an excellent location.

Kirby Cross | CO13 0NH

Welcome

**Thank you for taking time to explore Woodland Walk,
an exclusive new collection of exceptional three bedroom
bungalows in the delightful village of Kirby Cross.**



Fenn Wright are proud to present this beautifully-designed collection of five contemporary bungalows in the desirable village of Kirby Cross – close to the Tendring coastline just 2 and 12 miles from Frinton-on-Sea and Colchester respectively.

Grouped along a private driveway, this exclusive and peaceful enclave offers the perfect combination of modern comfort, rural tranquility and excellent local travel connections – with a charming community, local village shops, historic pubs, and quintessential country scenes all within easy reach of home

These quality bungalows are perfect for professional commuters, families and relaxed retirees alike – so come and make yourself at home.

Woodland Walk



Situated a short distance from all the delights of Essex's Sunshine Coastline, and Colchester – well known as being *Britain's oldest recorded town or first city* – Woodland Walk enjoys an outstanding position – and offers varying types of bungalow design, each of which has been carefully planned to combine quality and functionality.

Cleverly arranged to make the most of their setting, each home enjoys a good-sized private garden and patio area, a landscaped frontage, off-road parking and a generous garage – all complemented by neatly landscaped areas, kerbside plantings, quality fencing and a pretty countryside backdrop.

Inside you can expect large and light-filled open-planned living areas, elegant kitchens with a range of branded appliances, well-proportioned bedrooms and stylish bathrooms and en-suites – all finished with sleek sanitaryware, fashionable chrome fittings and modern tiling.



Sensational open-plan kitchen, living and dining areas are perfect to prepare meals, catch up with family and indulge with friends. Clean, contemporary and energy efficient, these beautifully-finished, flexible spaces are as ideal for everyday living as they are impressive when entertaining.



These elegant, modern spaces have an array of contemporary features, such as a beautifully-fitted kitchen with stone work-surface, large living areas with glazed bi-folding doors leading through to the patio and rear garden – and log burners with attractive granite surrounds.

The overall palette is sleek and sophisticated, to reflect today's lifestyles, and appliances to all homes include integrated fridge/freezers, dishwashers, oven, hob and premium touches such as chrome lever taps and LVT flooring.

Open-plan living



The well-designed bathrooms and en-suites are perfect for relaxation, boasting fixtures and fittings from respected brands, all beautifully-framed with stunning porcelain wall and floor tiles.

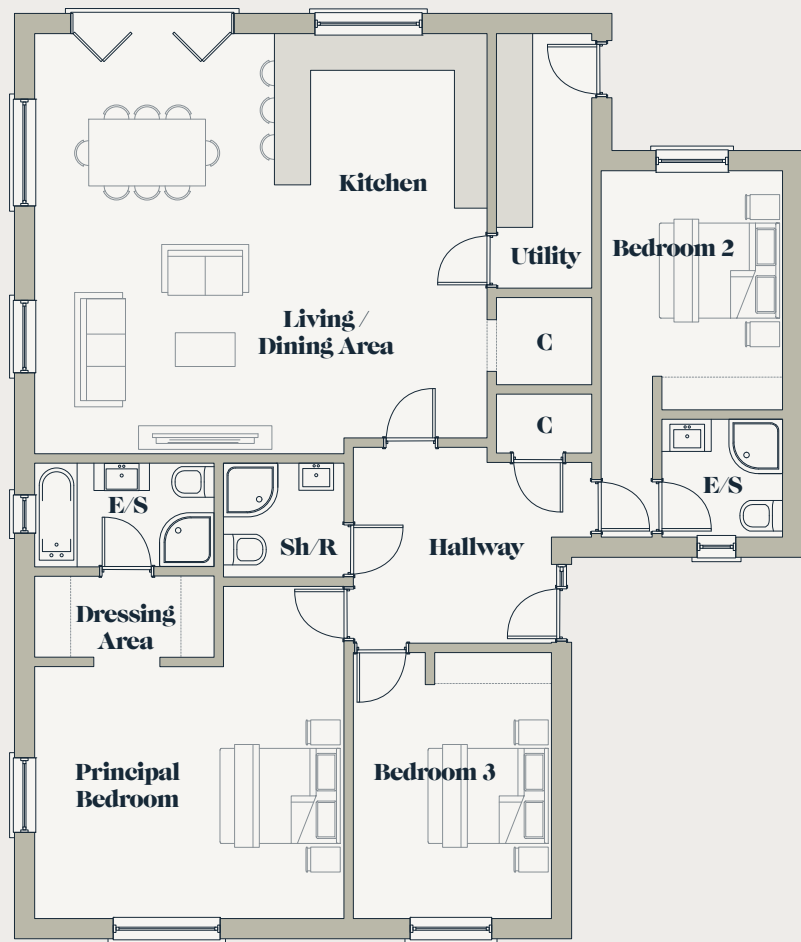




Set within good-sized plots, Woodland Walk is a premium collection of properties that residents will be proud to call home for many years to come. Offering stylish interiors and quality fittings – all put together as sustainably as possible and positioned within a sought-after area – it offers the best of all worlds.

These are exceptional new bungalows from where you can enjoy a semi-rural location and local amenities, alongside excellent travel opportunities – all coming together to ensure a desirable lifestyle.

Plot One

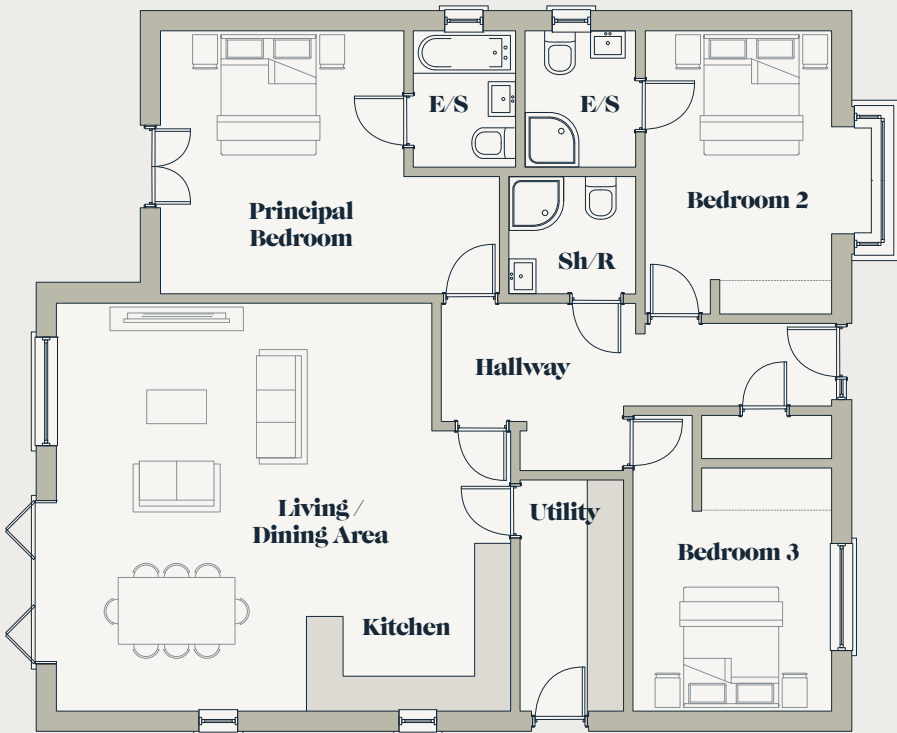


Measurements

Kitchen / Living	7.485 x 6.945m	24'7" x 22'9"	Bedroom Two	3.940 x 2.975m	12'11" x 9'9"
Utility Room	4.195 x 1.575m	13'9" x 5'2"	En-Suite	1.955 x 1.940m	6'5" x 6'4"
Principal Bedroom	5.115 x 4.175m	16'9" x 13'8"	Bedroom Three	4.415 x 3.275m	14'6" x 10'9"
Dressing Area	2.960 x 1.355m	9'9" x 4'5"	Cloaks / Shower	2.020 x 1.895m	6'8" x 6'3"
En-Suite	2.960 x 1.750m	9'9" x 5'9"			

All housetype/plot sizes are approximate only. The illustrations are computer generated images and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst they have been prepared for the assistance of the purchaser, information is preliminary and for guidance purposes only. Please note elevations, room sizes and layouts are from architects drawings and may vary as construction takes effect. All dimensions are approximate, may differ and should not be used for carpet sizes, appliance spaces or items of furniture.

Plot Two

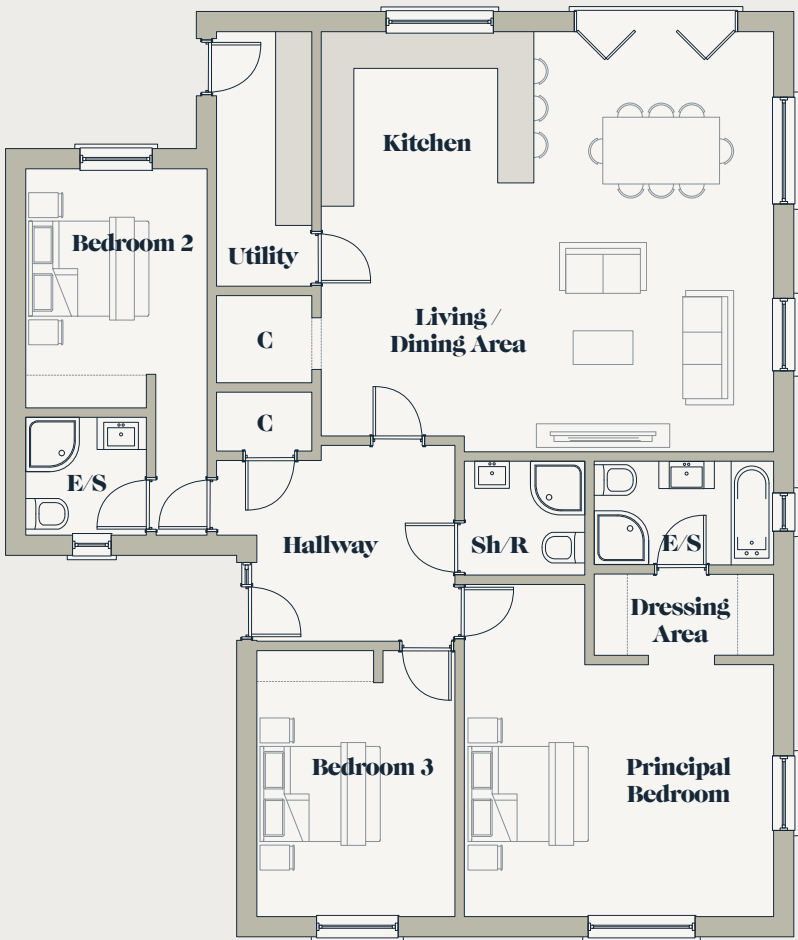


Measurements

Kitchen / Living	7.525 x 6.745m	24'8" x 22'2"	Bedroom Two	4.685 x 3.750m	15'4" x 12'4"
Utility Room	3.825 x 1.715m	12'7" x 5'8"	En-Suite	2.260 x 1.840m	7'5" x 6'0"
Principal Bedroom	4.355 x 5.610m	14'3" x 18'5"	Bedroom Three	4.035 x 3.260m	13'3" x 10'8"
En-Suite	2.260 x 1.695m	7'5" x 5'7"	Cloaks / Shower	2.110 x 1.945m	6'11" x 6'5"

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Plot Three

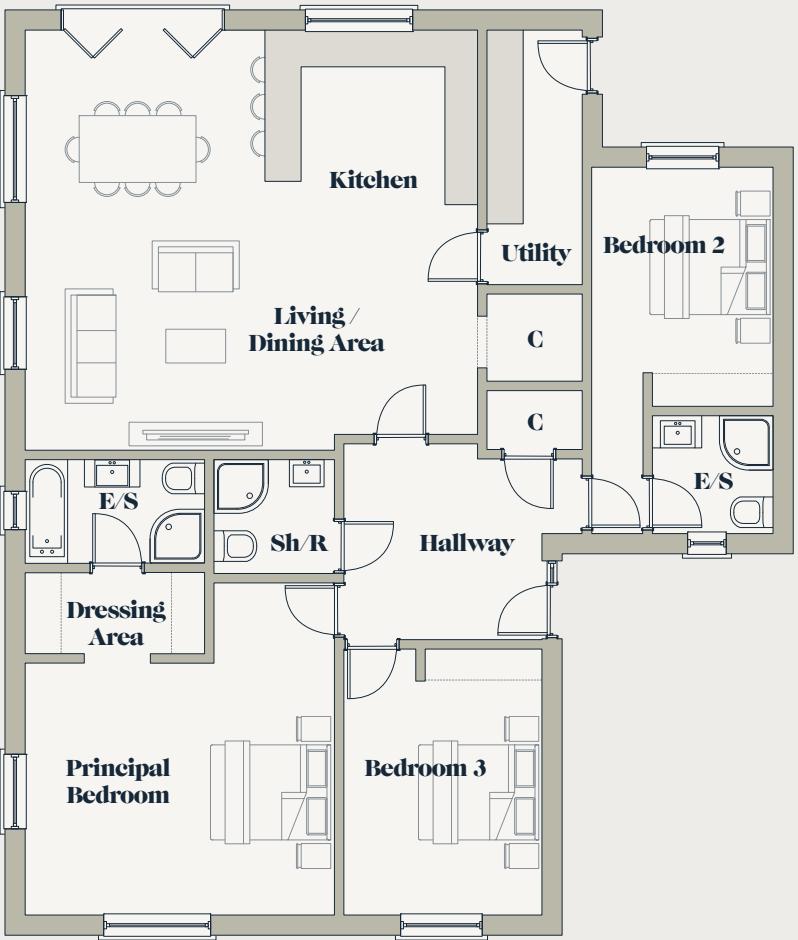


Measurements

Kitchen / Living	7.485 x 6.945m	24'7" x 22'9"	Bedroom Two	3.940 x 2.975m	12'11" x 9'9"
Utility Room	4.195 x 1.575m	13'9" x 5'2"	En-Suite	1.955 x 1.940m	6'5" x 6'4"
Principal Bedroom	5.115 x 4.175m	16'9" x 13'8"	Bedroom Three	4.415 x 3.275m	14'6" x 10'9"
Dressing Area	2.960 x 1.355m	9'9" x 4'5"	Cloaks / Shower	2.020 x 1.895m	6'8" x 6'3"
En-Suite	2.960 x 1.750m	9'9" x 5'9"			

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Plots Four and Five



Measurements

Kitchen / Living	7.485 x 6.945m	24'7" x 22'9"	Bedroom Two	3.940 x 2.975m	12'11" x 9'9"
Utility Room	4.195 x 1.575m	13'9" x 5'2"	En-Suite	1.955 x 1.940m	6'5" x 6'4"
Principal Bedroom	5.115 x 4.175m	16'9" x 13'8"	Bedroom Three	4.415 x 3.275m	14'6" x 10'9"
Dressing Area	2.960 x 1.355m	9'9" x 4'5"	Cloaks / Shower	2.020 x 1.895m	6'8" x 6'3"
En-Suite	2.960 x 1.750m	9'9" x 5'9"			

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Features and Specifications

General features

- Underfloor heating separately controlled throughout via air source heat pump
- Principal bedrooms complemented with dressing area and fully appointed en-suite bathrooms – with shower and/or bath, vanity unit and WC.
- Bedroom 2 has an en-suite shower room complete with shower, vanity unit and WC
- All en-suites and bathrooms fully tiled
- Separate shower room off main entrance hallway, complete with shower, vanity unit and WC
- Howdens kitchen finished with Cimstone work-surfaces and breakfast bar with splash-back and up-stand where required
- Lamona integrated dishwasher
- Lamona induction hob and cooker hood
- Lamona fan oven and a combi-microwave / grill
- Lamona integrated dishwasher
- Separate utility room with sink and spaces under Cimstone worktops for washing machine and tumble dryer
- Fitted carpets to all bedrooms
- Kitchen and living area with bi-fold doors to patio
- Log burner with granite hearth and back up-stand
- Large larder/store cupboard
- 150mm MDF skirting boards
- Oak veneered internal doors, polished chrome ironmongery
- All living areas have low energy LED lights
- BT fibre broadband

External details

- 4.5m wide garages with lighting, electric sockets, remote-controlled roller shutter door and side personnel door
- Ample parking for two cars on driveways
- Porcelain footpaths and 3 sqm patio
- Gardens to front and rear laid to lawn
- Separate side access gate
- Access to protected on-site woodland



Each new home comes with a 10-year NHBC warranty – one of the leading warranty providers. For more information visit www.nhbc.co.uk.

Specific items within the properties have individual manufacturers warranties. Please refer to the manuals provided upon completion for further details.



The specifications listed on this page are correct and as intended at the time of going to print. Please speak with sales agent for full and exact specifications of each plot. Please note, the developer reserves the right to amend the specifications as necessary without notice.



Discover the local area



This charming development enjoys an enviable location within easy reach of the Tendring coastline.



Set in an exceptional semi-rural location, near the vibrant coastal towns of Frinton-on-Sea and Walton-on-Naze – two of Essex's most popular seaside destinations – Kirby Cross is an idyllic setting offering fantastic opportunities, a variety of local amenities, and an array of places to enjoy. It is a charming and upmarket setting which offers a friendly community that you will love to be a part of.

For essentials, a Tesco Express convenience store is within easy reach, and for opportunities to socialise with friends and family there are a variety of eateries and pubs nearby, all offering good quality food and drinks in friendly environments – and Kirby also boasts its own railway station with services to Colchester in half an hour, the City of Chelmsford in 50 minutes – and Liverpool Street in 90 minutes. For a wider choice of shops and offerings, Frinton, Clacton and Colchester – 2, 5 and 12 miles away respectively – are home to a larger selection of modern supermarkets, high street brands, independent boutiques, fashionable coffee shops and a mix of restaurants, eateries and entertainment opportunities.

The immediate and surrounding area is a beautiful place for you to call home.



Location.

Perfectly located for easy access to the A133, A120 and A12, as well as the regions rail network which offers good connections to London Liverpool Street, Kirby Cross is the ideal base from which to explore the Tending Peninsula, the 'Sunshine Coast' and everything that Essex and Suffolk have to offer.

What's Around You.

Frinton-on-Sea	2 Miles
Walton-on-the-Naze	3.5 Miles
Clacton-on-Sea	5 Miles
Harwich & Dovercourt	10 Miles
Manningtree	11 Miles
Colchester	12 Miles

Rail Connections.

Kirby Cross [KBX]	0.7 miles from home
Colchester [COL]	30 Minutes
Chelmsford [CHM]	60 Minutes
Shenfield / Crossrail [SNF]	65 Minutes
Stratford London [SRA]	80 Minutes
London Liverpool Street [LST]	90 Minutes

FennWright

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Or visit fennwright.co.uk

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