



41 Branscombe Close

, Frinton-On-Sea, CO13 9LE

£350,000



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Accommodation

ENTRANCE PORCH

Double glazed Entrance front door. Single glazed door leading to entrance hall.

ENTRANCE HALL

Access to loft with loft ladder. Airing cupboard housing hot water cylinder. Radiator.

LOUNGE

17'6" x 11'10". Double glazed window to front aspect, fitted carpet, radiator.

KITCHEN

11'6" x 9'8". Stainless steel sink top, single drainer, 1½ bowls with cupboards under. Worktop units with cupboards and drawers under. Range of matching wall cabinets. Electric hob, oven and extractor. New gas boiler installed in 2020. Radiator. Space for fridge freezer. Double glazed window to side. Single glazed window and door leading to conservatory.

CONSERVATORY

18' x 7'4". Plumbing for washing machine. Vent for tumble dryer. Double glazed windows and door to side. Double glazed sliding patio doors to rear garden. Fitted carpet, radiator.

BEDROOM 1

12'4" x 10'. Double glazed window to front aspect,

newly fitted carpet, radiator.

BEDROOM 2

12'4" x 10'10". Fitted wardrobe and sliding doors. Double-glazed sliding patio doors to conservator and radiator.

WET ROOM/W.C.

Triton electric shower and curtain. Wash hand basin. Low level w.c. Fully tiled walls. Chrome radiator. Double glazed window.

OUTSIDE FRONT GARDEN

Open plan front garden. Laid to lawn with large concrete driveway leading to garage.

REAR GARDEN

Good size secluded rear garden with a maximum width of approximately 90ft. Laid to lawn with flower borders. Large greenhouse with power. Large timber shed. Garden swing seat to remain. Patio area. Side access.

GARAGE

Brick built garage with up-and-over door. Light and power. Rear personal door.



Road Map



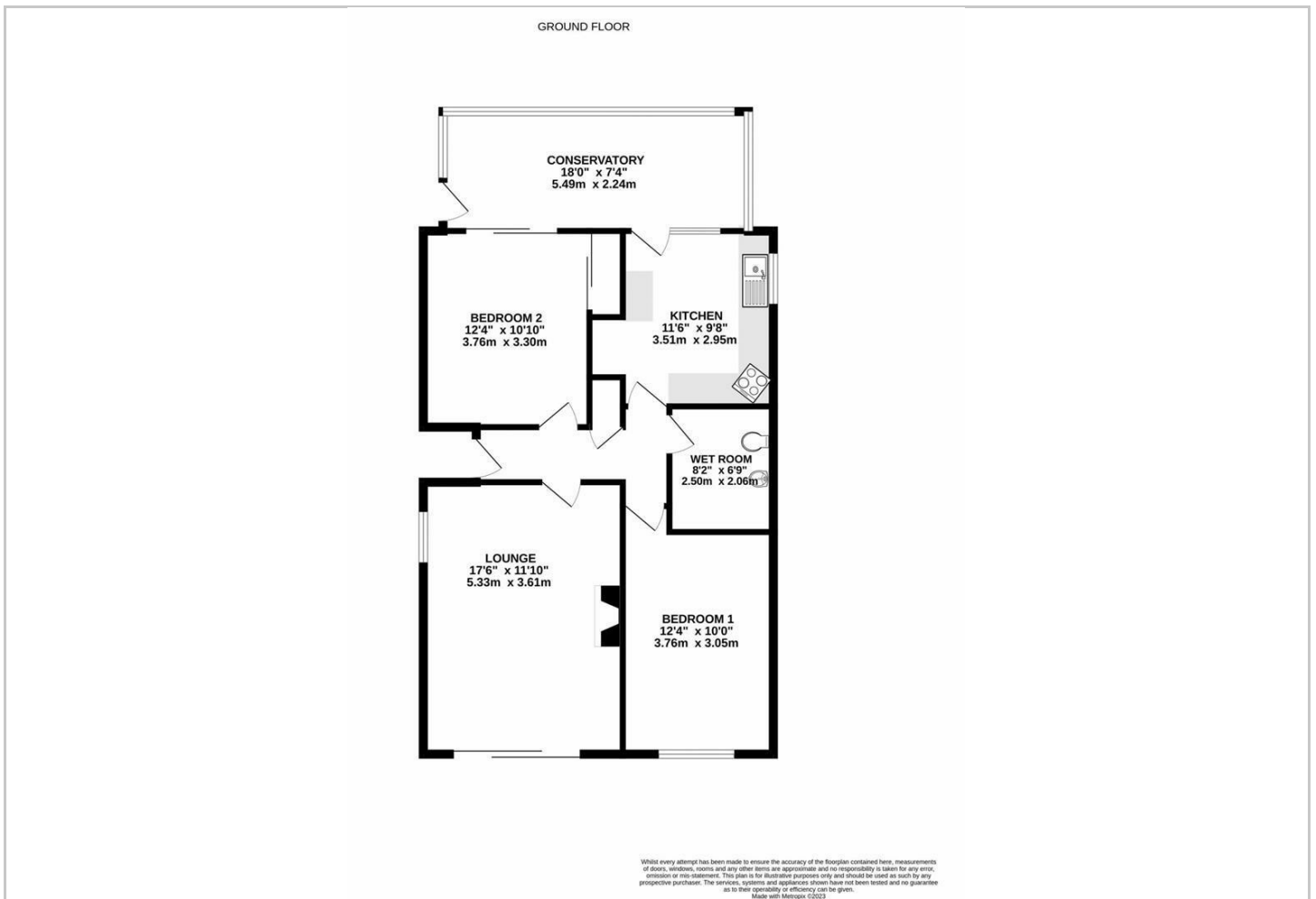
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Red Rock Estate Agents Office on 01255 235 255 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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