

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
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**Sheen's**  
The Action Agents



## Maple Drive Kirby Cross, CO13 0QY

Situated in the sought after village of Kirby Cross and offering Distant Sea Views from the first floor, Sheen's Estate Agents have the pleasure in bringing to market this FOUR BEDROOM DETACHED FAMILY HOME. The property offers a beautifully landscaped, SOUTH FACING garden, ground floor cloakroom with garage and off road parking to the front. The property is conveniently located within one mile of Frinton-on-Sea's Mainline Railway Station, shopping facilities in Connaught Avenue and Seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- Modern Kitchen
- Separate Dining Room
- Ground Floor Cloakroom
- Distant Sea Views From First Floor
- South Facing Garden
- Garage & Off Road Parking
- EPC Rating - C



**Price £365,000 Freehold**

Accommodation comprises with approximate room sizes:-

Composite door leading to:-

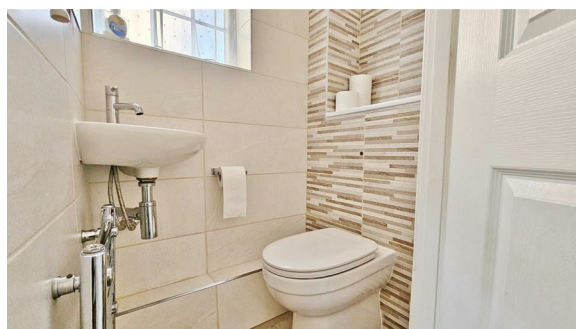
### Entrance Hall

Stair flight to first floor. Amtico flooring. Radiator. Sealed unit double glazed window to side. Doors to all rooms. Door to:-



### Cloakroom

Low level w/c. Wash hand basin with mixer tap. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to side.





## Lounge

16'6" x 10'5"

Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front.



## Dining Room

12'8" x 8'7"

Amtico flooring. Radiator. Sealed unit double glazed sliding patio doors to rear garden. Door to:-



## Kitchen

12'7" x 7'9"

Fitted with a range of matching units at both eye and floor level. Granite effect worksurfaces. Inset stainless steel bowl and drainer unit. Inset four ring Neff electric hob with extractor hood above. Built in Neff eye level double oven. Plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Fully tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



## Landing

Cupboard housing gas boiler for domestic hot water and central heating. Airing cupboard with lagged copper cylinder and immersion heater. Loft access with pull down ladder. Sealed unit double glazed window to side. Doors to all rooms. Door to:-





### Bedroom 1

12'11" x 9'1"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear with distant sea views.



### Bedroom 2

10'7" x 9'9"

Fitted wardrobes. Fitted desk with cupboards above. Radiator. Sealed unit double glazed window to front.



### Bedroom 3

10'8" x 6'9"

Built in storage cupboard. Radiator. Sealed unit double glazed window to front.



### Bedroom 4

9'11" x 7'5"

Fitted wardrobes. Fitted desk with cupboard space and integral shelving. Radiator. Sealed unit double glazed window to rear with distant sea views.



### Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Double fitted shower cubicle with shower. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Outside - Rear

South facing landscaped rear garden. Part paved area. Remainder laid to lawn. Beds stocked with array of flowers, shrubs and bushes. Shed to remain. Outside tap. Private access door to garage with power and light connected. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Further hardstanding concrete area providing further parking. Beds stocked with bushes.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JD/08.23

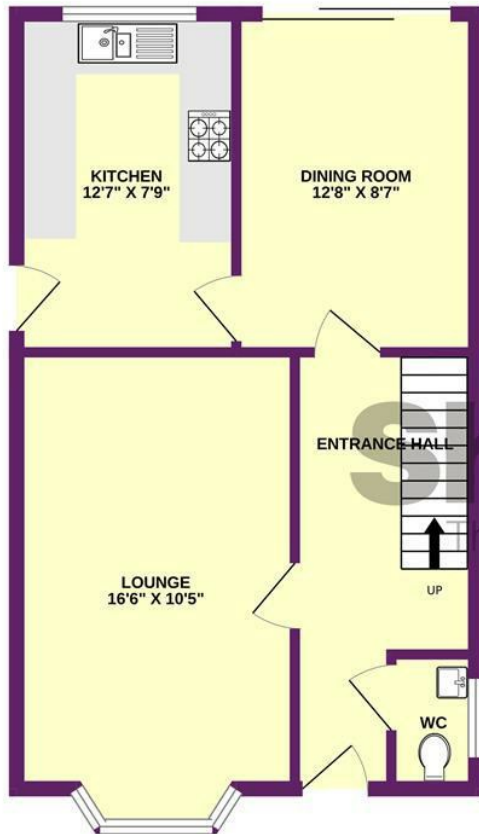
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

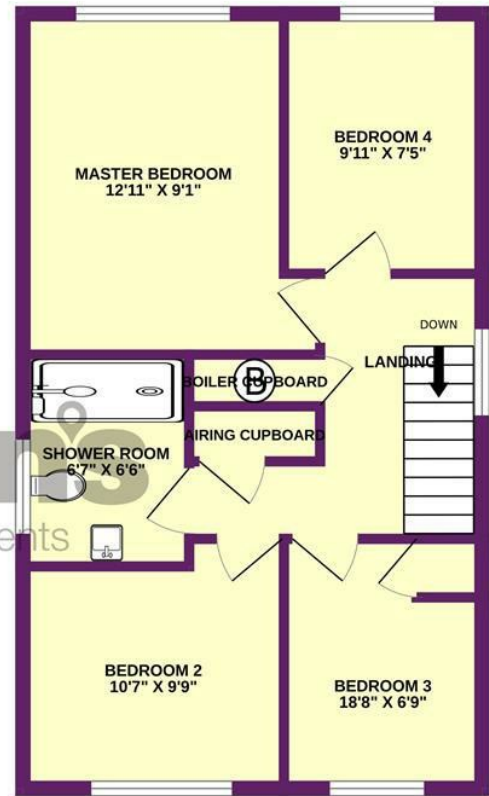
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



1ST FLOOR



MAPLE DRIVE

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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## Selling properties... not promises

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