



## Bloom Close Frinton-On-Sea, CO13 0HA

Built in '1999' and within a stones throw of the Frinton 'Gates', Sheen's Estate Agents are delighted to offer for sale this well presented, modern **THREE BEDROOM DETACHED BUNGALOW**. The property is being offered with **NO ONWARD CHAIN** and boasts a good sized kitchen/breakfast room, en-suite to the main bedroom and a secluded rear garden. The property is located in a quiet, private cul-de-sac position and an early viewing is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **En-Suite to Main Bedroom**
- **Modern Bathroom Suite**
- **Separate Dining Room**
- **Large Kitchen/Breakfast Room**
- **Secluded Rear Garden**
- **Off Road Parking & Garage**
- **Sought After Location**
- **No Onward Chain**
- **EPC Rating - D / Council Tax Band - E**



**Price £495,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

## Entrance Hall

Built in storage cupboard consisting of integral shelving and radiator. Obscured sealed unit double glazed window to front. Doors to:



## Main Bedroom

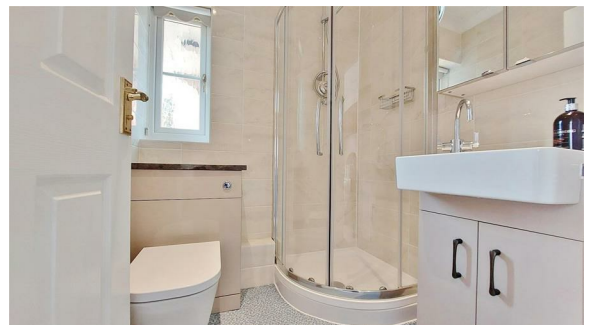
14'2" x 12'9" max

Fitted wardrobes and drawers. Radiator. Sealed unit double glazed window to front. Door to:



## En-Suite

Suite comprises of low level WC. Vanity wash hand basin with storage space under. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Extractor fan. Spotlights. Towel rail. Radiator. Obscured sealed unit double glazed window to side.



### Bedroom Two

12" x 8'9"

Fitted wardrobes and drawers. Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

11'4" x 7'3"

Loft access with pull down ladder. Radiator. Sealed unit double glazed window to rear.



### Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Marble effect squared edge work surface. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Extractor fan. Towel rails. Radiator. Obscured sealed unit double glazed window to side.



## Kitchen/Breakfast Room

18" x 11'1" into bay

Fitted with a range of matching wooden fronted units. Granite effect squared edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring gas hob with fitted extractor hood above. Built in eye level double electric 'Bosch' oven. Further selection of matching units both at eye and floor level. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Enclosed 'Worcester' combination boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Under cupboard lighting. Radiator. Obscured sealed unit double glazed door to side. Sealed unit double glazed window to front. Sealed unit double glazed bay window to front. Door to:



## Dining Room

11'5" x 8'1"

Radiator. Sealed unit double glazed window to rear. Double doors leading to:





## Lounge

15'5" x 11'5"

Fire surround with inset gas fire. Wall lights. Two radiators. Sealed unit double glazed sliding patio doors leading to:



## Conservatory

15'3" x 9'8"

Tiled flooring. Wall lights. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door leading to:



### Outside - Rear

All laid to variety of paving. Remainder laid to shingle stocked with an array of shrubs and bushes. Two wooden storage sheds to remain. Greenhouse to remain. Access to front via side gate. Outside tap. Outside light. Private access door to garage with power/light connected. Enclosed by panelled fencing.



### Outside - Front

Hardstanding concrete area providing off street parking leading to garage with electric roller door. Pathway leading to entrance door. Remainder laid to shrubs and shingle.



## D Details - Not yet approved

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/11.23

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.

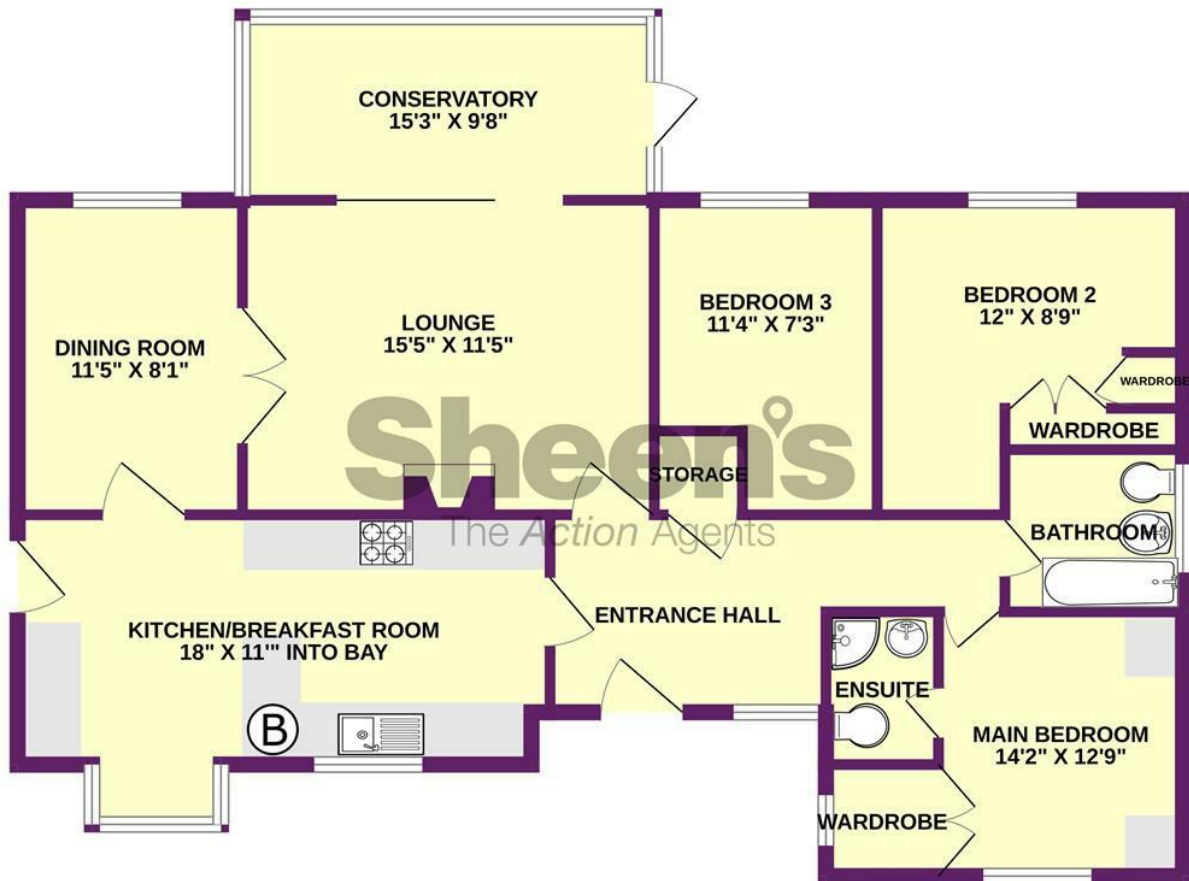
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have 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



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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The Action Agents

