



## Little Meers Gardens Kirby Cross, CO13 0FG

Built in 2015, benefitting from excellent energy efficiency and situated on a small private development in the desirable area of Kirby Cross is this stunning THREE DOUBLE BEDROOMED DETACHED BUNGALOW. The property boasts an en-suite to bedroom one, two further double bedrooms and a spacious open plan kitchen/diner with a vaulted ceiling leading to a private west facing rear garden. The convenient location of the property offers ease of access to a bus stop with good connecting bus routes, fifty metres from the much loved Parkers garden centre and restaurant and within 1 mile of Frinton's town centre, mainline railway station and seafront. Being offered with NO ONWARD CHAIN an early viewing is strongly advised to avoid disappointment.

- Three Double Bedrooms
- En-Suite To Bedroom One
- Open Plan Kitchen/Diner With Vaulted Ceiling
- Lounge Opening To Rear Garden
- Private Cul-De-Sac Position
- Close To Bus Stop & Garden Centre
- No Onward Chain
- Garage & Off Street Parking
- Must Be Viewed
- EPC Rating B / Council Tax Band E



**Price £459,995 Freehold**

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## Little Meers Gardens, Kirby Cross, CO13 0FG

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Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:

### Entrance Porch

Tiled flooring. Sealed unit double glazed windows to front and side aspect. Composite entrance door leading to:



### Entrance Hall

Loft access. Built in airing cupboard. Further built in storage cupboard. Radiator. Doors to:



## Lounge

15'1" x 11'8"

Two sealed unit double glazed windows to side aspect. Sealed unit double glazed French style doors with full length glazed panels leading to rear. Double doors leading to:



## Kitchen/Diner

19'1" x 11'8"



### Kitchen Area

Fitted with a range of modern fronted units. Square edge work surfaces with up stands. Inset one and half bowl sink drainer unit with mixer tap and waste disposal unit. Inset Neff five ring induction hob with fitted extractor fan above. Inset eye level Neff double oven. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Further selection of matching units at both eye and floor level. Sealed unit double glazed window to rear.



### Dining Area

Vaulted ceiling with three Velux windows with fitted blinds. Radiator. Sealed unit double glazed French style doors with full length glazed panels leading to rear.



## Bedroom One

18'1" max nar to 11' x 9'9"

Built in double wardrobe. Radiator. Sealed unit double glazed window window to front. Door to:



## En-Suite

White suite comprising of low level w/c. Vanity wash hand basin with storage cupboard under. Fitted corner shower cubicle with over head rainfall shower and separate attachment. Fully tiled walls. Tiled flooring. Fitted extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.



### Bedroom Two

14'1" max x 9'4"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.



### Bedroom Three

9'9" x 9'4"

Radiator. Sealed unit double glazed bay window to front.



### Bathroom

White suite comprising of low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled bath with over head rainfall shower, separate attachment and fitted glass shower screen. Full tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to side.



### Outside - Rear

25' approx

Part patio area. Remainder laid to lawn, Borders well stocked with flowers, shrubs and bushes. Wooden storage shed. Outside tap. Private access door to garage. Enclosed by panel fencing. Access to front via side.



## Garage

23'2" x 10'2"

Power and lighting connected. Sealed unit double glazed window to rear. Electric roller door leading to:

## Outside - Front

Low maintenance. Part shingled area. Hard standing paved area providing off street parking.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: £5 per month for communal garden services.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

## JAF/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.

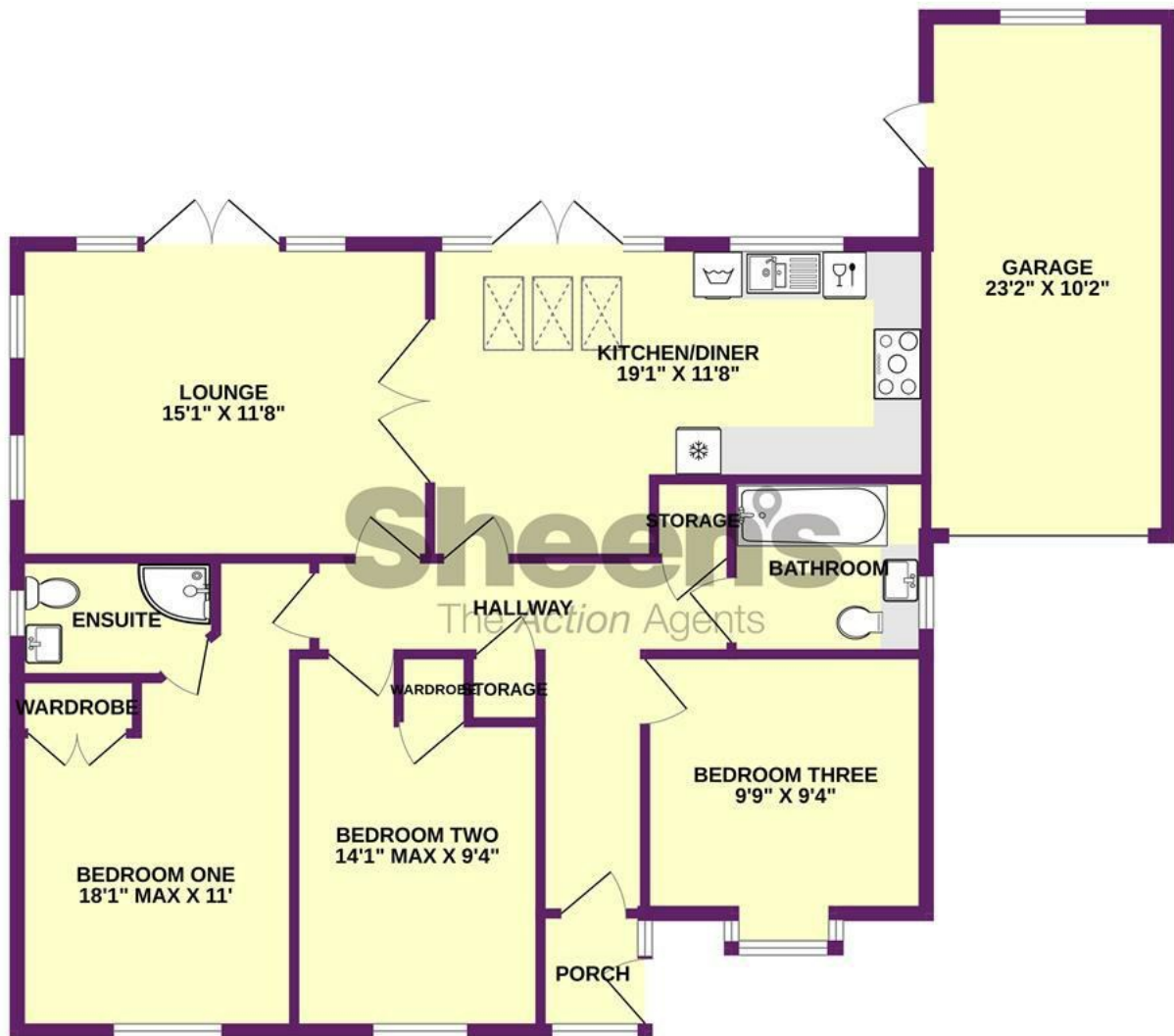
## AGENTS NOTE

We have been advised that a conservatory was built with sub-standard footings and has been removed. We have copies of a full structural engineer and survey report in the office.

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## 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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**Sheen's**  
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