



Walton Road Frinton-On-Sea, CO13 0AF

Having undergone an extensive programme of modernisation in a sought after NON-ESTATE position, is this stunning TWO BEDROOM EXTENDED DETACHED BUNGALOW with a loft room. The property is being offered with NO ONWARD CHAIN and is perfectly positioned for ease of access to the seafront which is within quarter of a mile away. Inside the property you will find a large lounge/diner to the front, two good sized bedrooms, a newly fitted bathroom and kitchen/breakfast room leading out to a 80ft south facing rear garden.

- **Extended With Two Double Bedrooms**
- **Completely Renovated Throughout**
- **Bespoke Newly Fitted Kitchen/Breakfast Room**
- **Triple Glazed Windows Installed By SEH BHC**
- **Newly Fitted Bathroom**
- **80ft South Facing Rear Garden**
- **1/4 Mile From Seafront**
- **Non-Estate With No Onward Chain**
- **Ample Off Street Parking & Double Length garage**
- **EPC Rating D/ Council Tax Band - C**



Price £475,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured composite double glazed entrance door leading to:

Hallway

Built in storage cupboard. Built in airing cupboard. Loft access with pull down ladder leading to loft room. Radiator. Wood flooring. Doors to all rooms. Door to:-



Lounge/Diner

23'2" x 10'4" max

Stone fireplace with electric fire under. Wood flooring. Radiator. Sealed unit triple glazed bay window to front with fitted shutters.



Bedroom 1

11'5" x 10'6"

Wood flooring. Radiator. Sealed unit triple glazed window to rear.



Bedroom 2

10'8" x 10'6"

Wood flooring. Radiator. Sealed unit triple glazed window to front with fitted shutters.



Loft Room

13'3" x 6'3"

Vanity wash hand basin with tiled splashbacks. Built in wardrobes. Built in eaves storage. Sealed unit triple glazed window to rear.

Bathroom

Newly fitted with a white suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Panelled bath with shower attachment. Fully tiled walls. Tiled flooring. Heated towel rail. Fitted mirrored cabinet. Obscured sealed unit triple glazed window to rear.



Kitchen/Breakfast Room

24'1" x 8'9"



Kitchen Area

12'2" x 8'9"

Newly fitted bespoke shaker style fronted units. Bevelled edge marble worksurfaces with upstands and inset ceramic butler sink with mixer tap. Inset four ring gas hob with built in oven under and extractor fan above. Integrated fridge and freezer. Further selection of matching units at both eye and floor level. Enclosed wall mounted boiler providing heat and hot water throughout. Stone flooring. Open access to:-



Breakfast Room

11'10" x 8'8"

Continuation of stone flooring. Two sealed unit triple glazed windows to side. Sealed unit triple glazed French doors giving access to:-



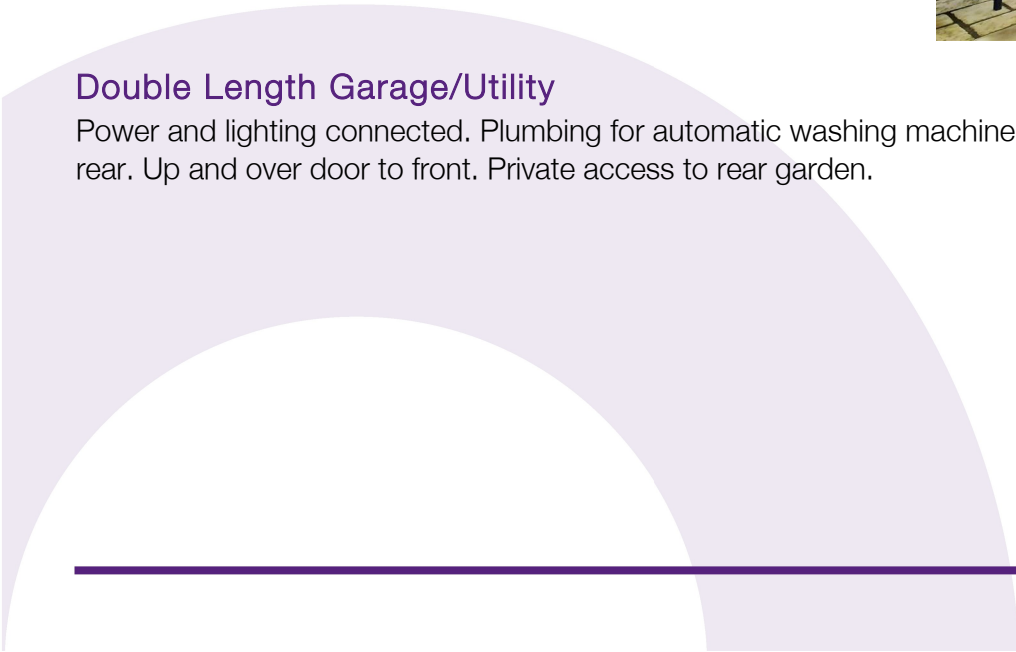
Outside - Rear

Approx 80' and south facing. Stone paved patio seating area. Majority remainder to lawn. Borders stocked with shrubs. Wooden storage shed to remain. Further hardstanding area providing off street parking with double swinging gates leading to rear. Private access door to garage. Access to front via side. Outside tap.



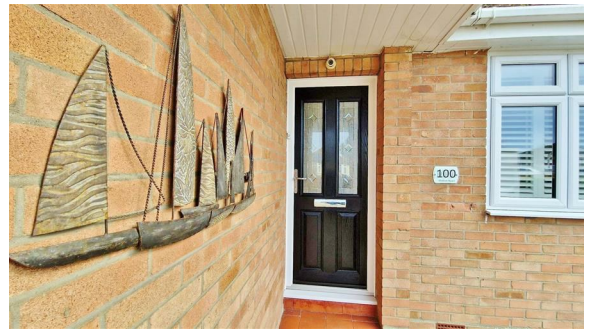
Double Length Garage/Utility

Power and lighting connected. Plumbing for automatic washing machine. Sealed unit double glazed window to rear. Up and over door to front. Private access to rear garden.



Outside - Front

Paved hardstanding area providing ample off street parking for several vehicles. Beds stocking flowers, shrubs and bushes. Up and over door leading to garage.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband):

Non-Standard Property Features To Note:

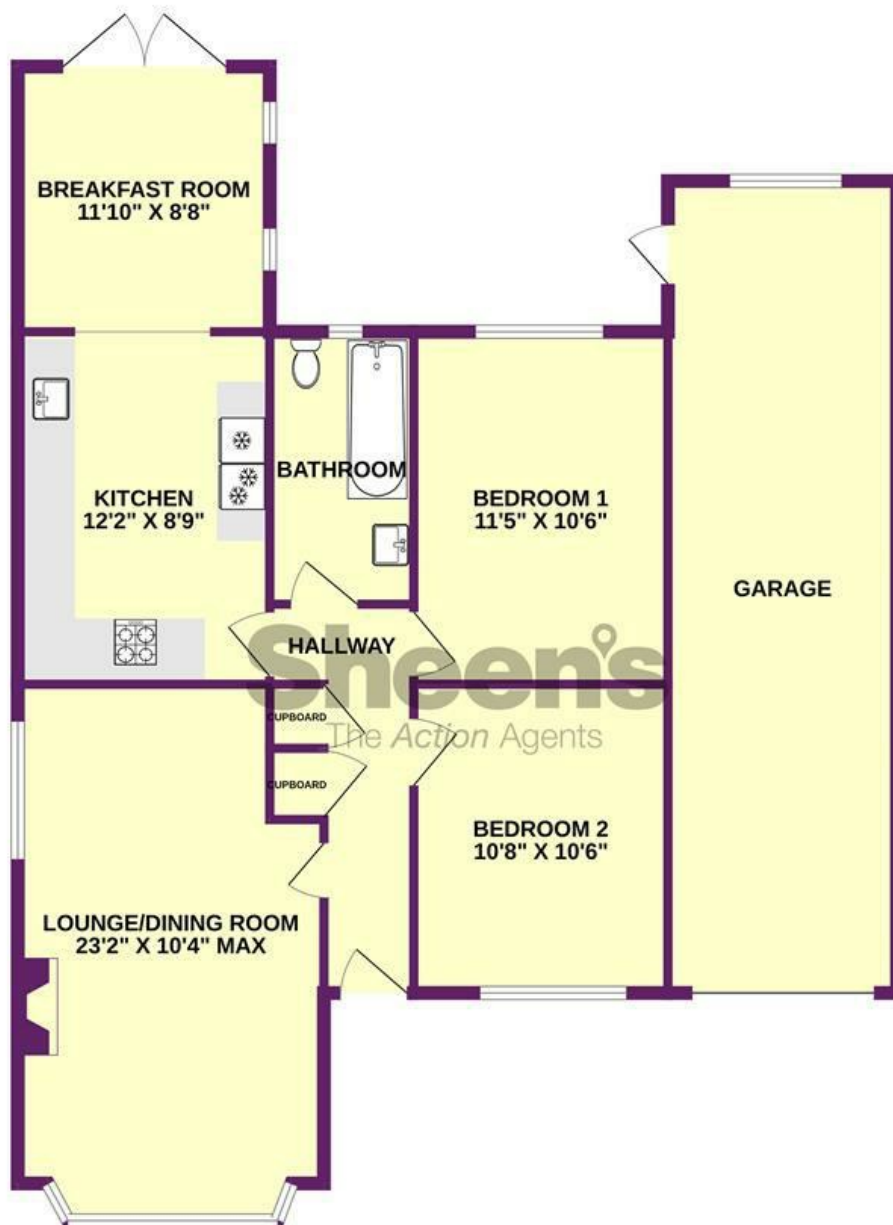
JAF/12.23

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.
Made with Metropix ©2023

Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents