

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



## Sanderling Close Kirby Cross, CO13 0GN

Located on the brand new development of 'The Laurels', in the ever popular area of Kirby Cross, Sheen's Estate Agents are delighted to offer for sale this 2022 built, THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from 8 years remaining on the new build warranty and boasts a modern feel throughout, en-suite to Master Bedroom, ground floor cloakroom and off road parking for at least 2 vehicles. The property is conveniently located within walking distance of Kirby Cross's mainline railway station with links to London Liverpool Street and is within one and three quarter miles of Frinton's shopping amenities in Connaught Avenue and seafront. It is in the valuers opinion that an early viewing is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **En-Suite To Master Bedroom**
- **Ground Floor Cloakroom**
- **Fully Integrated Kitchen/Diner**
- **8 Years New Build Warranty**
- **42' Rear Garden**
- **Off Street Parking For Two Vehicles**
- **No Onward Chain**
- **Must Be Viewed**
- **EPC Rating B / Council Tax Band C**



**Price £294,000 Freehold**

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# Sanderling Close, Kirby Cross, CO13 0GN

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Accommodation comprises with approximate room sizes:-

Obscured composite entrance door giving access to:

## Hallway

Stair flight to first floor. Built in storage cupboard. Radiator. Door to:



## Lounge

13'10" x 13'

Radiator. Sealed unit double glazed window to front. Door to:





### Inner Hall

Open access to kitchen/diner. Built in under stairs storage cupboard. Door to:



### Cloakroom

White suite comprising of low level. Pedestal wash hand basin. Fitted extractor fan. Radiator.



### Kitchen/Diner

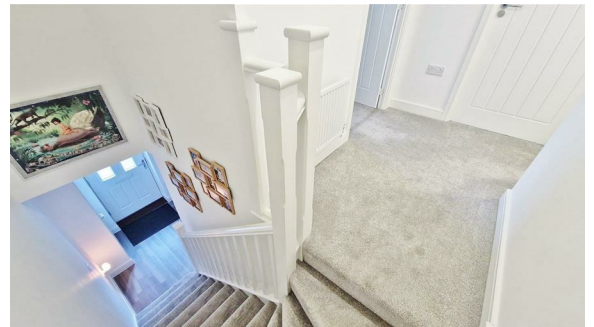
16'7" x 9'5"

Fitted with a range of modern matching fronted units. Marble effect rolled edge work surfaces. Inset stainless steel one and half bowl sink drainer unit. Inset four ring gas hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Inset double AEG oven at eye level. Integrated fridge/freezer, washing machine and dishwasher. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style door to rear.



### First Floor Landing

Loft access. Radiator. Doors to:



### Master Bedroom

11'6" x 11'

Built in double wardrobe with mirrored sliding doors. Radiator. Sealed unit double glazed window to front. Door to:



### En-Suite

White suite comprising of low level, pedestal wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower. Part tiled walls. Fitted extractor fan. Heated towel rail. Obscured sealed unit double glazed window to front.



### Bedroom Two

11'8" x 9'3"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

12'8" x 7'1"

Radiator. Sealed unit double glazed window to rear.



### Bathroom

White suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with wall mounted integrated shower and fitted glass shower screen. Fitted extractor fan. Heated towel rail.



### Outside - Rear

42'

Part patio area. Remainder laid to lawn. Further patio seating area. Wooden storage shed to remain. Outside socket. Enclosed by panel fencing. Access to front via gate.





### Outside - Front

Part shingled beds with array of shrubs. Hard standing area providing off street parking for two vehicles.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/02.24

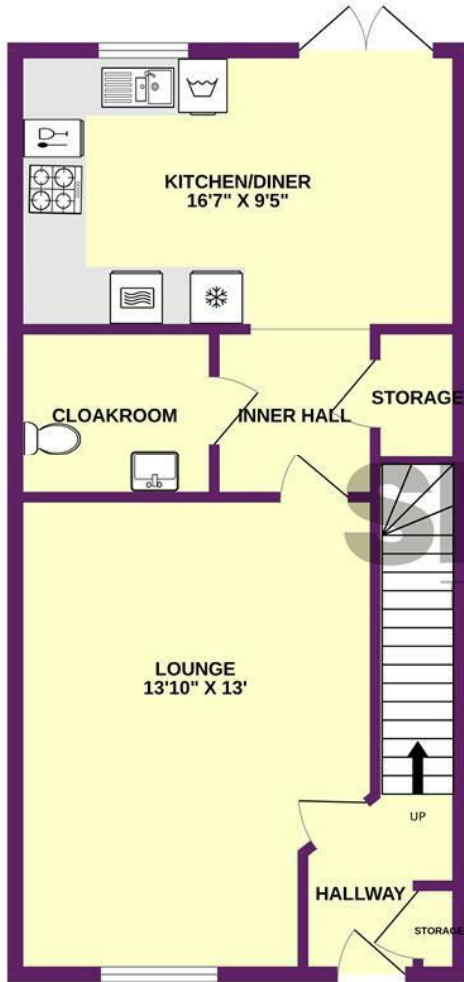
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



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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