



Stallards Crescent Frinton-On-Sea, CO13 0TN

Situated on the popular Frietuna development, Sheen's Estate Agents are pleased to offer for sale this well presented THREE BEDROOM DETACHED BUNGALOW. The property is conveniently located within half a mile of Frinton's mainline railway station with links to London Liverpool Street, seafront and shopping amenities in Connaught Avenue. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **En-Suite to Master Bedroom**
- **17'8" Lounge/Diner**
- **Garage & Off Road Parking**
- **Popular 'Frietuna' Development**
- **Secluded Rear Garden**
- **UPVC Conservatory**
- **Viewing Highly Advised**
- **Council Tax - D**
- **EPC Rating - C**



Price £360,000 Freehold

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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:

Entrance Porch

Tiled flooring. Obscured hardwood entrance door leading to:

Hallway

Built in airing cupboard housing hot water cylinder. Loft Access. Radiator. Doors to:



Master Bedroom

13'3"+dr x 9'7"

Radiator. Sealed unit leadlight double glazed window to rear. Door to:



En-Suite

Suite comprising of low level W/C. Pedestal wash hand basin. Newly fitted shower cubicle with integrated shower. Fully tiled walls. Tiled flooring. Obscured sealed unit lead lightdouble glazed window to side.



Bedroom Two

10'8" x 9'9"

Radiator. Sealed unit leadlight double glazed window to front.



Bedroom Three

7' x 6'5"

Radiator. Sealed unit leadlight double glazed window to side.



Bathroom

Suite comprising of low level W/C. pedestal wash hand basin. Panelled bath with shower attachment. Fully tiled walls. Radiator. Obscured sealed unit leadlight double glazed window to side.



Kitchen

9'1" x 7'7"

Fitted with a range of medium oak fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer taps. Further selection of matching units both at eye and floor level. Space for cooker with fitted extractor fan above. Plumbing for washing machine. Wall mounted boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Space for fridge. Sealed unit leadlight double glazed window to side. Sealed unit leadlight double glazed door to side.



Lounge/Diner

17'8" x 12'10"

Radiator. Two sealed unit leadlight double glazed windows to side. Sealed unit double glazed patio doors to:



Conservatory

11'3" x 7'9"

UPVC conservatory. Poly-carbonate roof. Tiled flooring. Sealed unit double glazed windows to rear and side aspect. Sealed unit double glazed French style door leading to:



Outside - Rear

Paved patio area. Remainder laid to lawn. Borders stocked with flowers, shrubs and bushes. Wooden storage shed to remain with power connected. Private access door to garage. Enclosed by panelled fencing.



Outside - Front

Well maintained low maintenance garden. Mainly shingled with beds stocking shrubs. Hard standing area providing off street parking leading to garage with electric roller door. Access to rear via both sides.

Garage

16'1" x 8'6"

Power and light connected. Pitched roof offering loft space. Electric roller door.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

JD/03.24

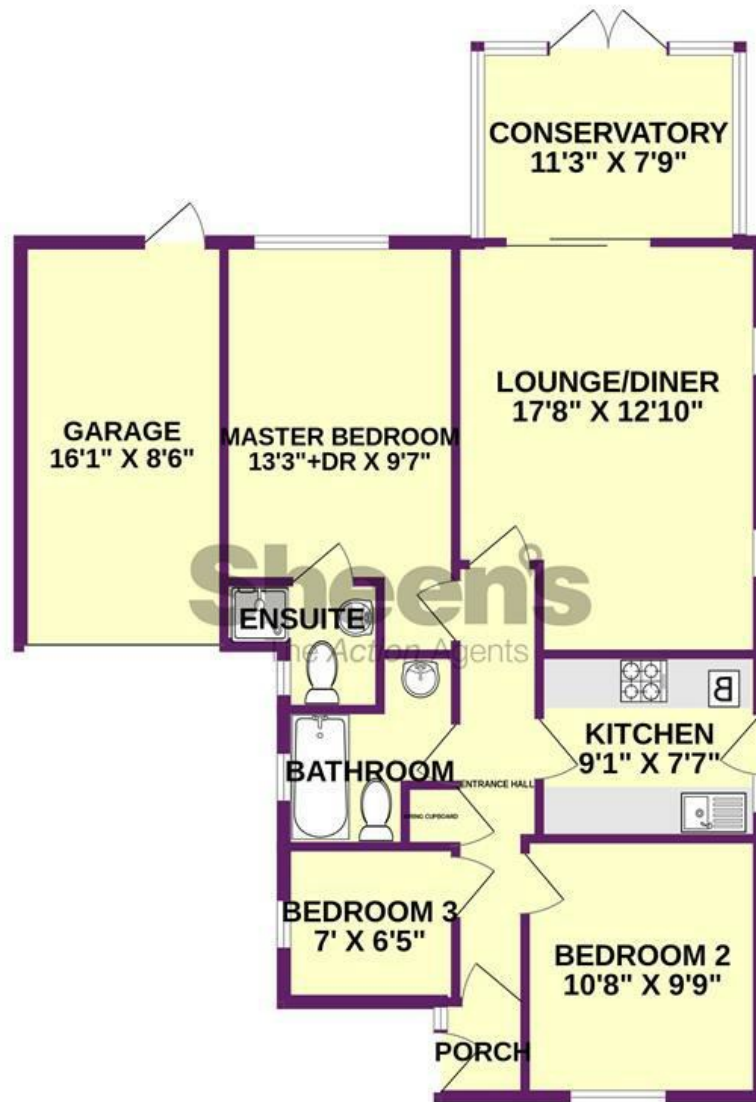
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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