



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

Built in '1999' and within a stones throw of the Frinton 'Gates' is this immaculately presented, modern THREE BEDROOM DETACHED BUNGALOW. The property is being offered with POTENTIAL NO ONWARD CHAIN and boasts a good sized, newly fitted kitchen with integrated appliances opening into a dining/lounge area. There is a en-suite to the master bedroom and a newly fitted family shower room. Located in a quiet cul-de-sac position on the larges plot in this small private development an early viewing is highly recommended to appreciate the accommodation on offer.

- Immaculately Presented With Three Bedrooms
- En-Suite Shower Room To Master Bedroom
- Newly Fitted Kitchen/Breakfast Room
- Newly Fitted Family Shower Room
- Large Plot on a Private Development
- Just Outside The Frinton 'Gates'
- Garage & Parking
- Potential No Onward Chain
- EPC Rating C



**Price £599,995 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:-

## Porch

Sealed unit double glazed windows to front and side aspect. Obscured sealed unit double glazed entrance door with matching side panel leading to:-



## Hallway

Built in airing cupboard housing radiator. Spotlights. Luxury vinyl flooring. Doors to all rooms. Door to:-



## Kitchen/Breakfast Room

17'10" x 9'6"

Newly fitted with a range of matching high gloss fronted units. Marble effect rolled edge worksurfaces. Inset four ring Neff induction hob with extractor hood above. Inset one and a half bowl drainer unit with mono tap. Built in Neff double eye level electric oven. Further selection of matching units at both eye and floor level. Integrated dishwasher, washer/dryer, fridge/freezer, wine cooler and bin storage. Fitted breakfast bar. Under unit lighting. Wall mounted enclosed boiler providing heat and hot water throughout. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed bay window to front. Open access to:-



### Lounge/Diner

24'1" x 11'4"

Fireplace with inset electric fire. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors to rear.



### Alternate Lounge/Diner View



## Master Bedroom

14'2" nar to 9'8" x 13'

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



## En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Fitted shower cubicle with integrated shower. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.



### Bedroom 2

12' x 8'9"

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



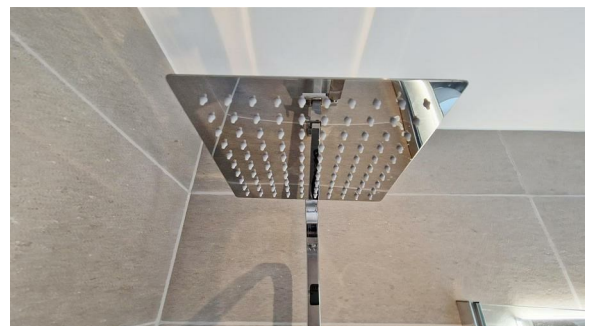
### Bedroom 3

9' x 7'3"

Loft access with pull down ladder and power & lighting connected. Radiator. Sealed unit double glazed window to rear.

### Shower Room

Newly fitted with a white suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Built in double length shower cubicle with integrated rainfall shower and separate attachment. Fully tiled walls. Tiled flooring. Heater towel rail. Extractor fan. Obscured sealed unit double glazed window to side.



### Outside - Rear

Part patio area. Majority laid to lawn. Borders stocked with shrubs and bushes. Private access door to garage. Access to front via side.



### Garage

27'2" x 9'2"

Power and lighting connected. Up and over door to front. Sealed unit double glazed window to rear.

### Outside - Front

Hardstanding paved area providing off street parking leading to garage. Majority laid to lawn. Beds stocking flowers, shrubs and bushes. Pathway leading to entrance door. Further hardstanding area providing off street parking space.



## 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): Yes

Non-Standard Property Features To Note:

### JAF/03.24

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.

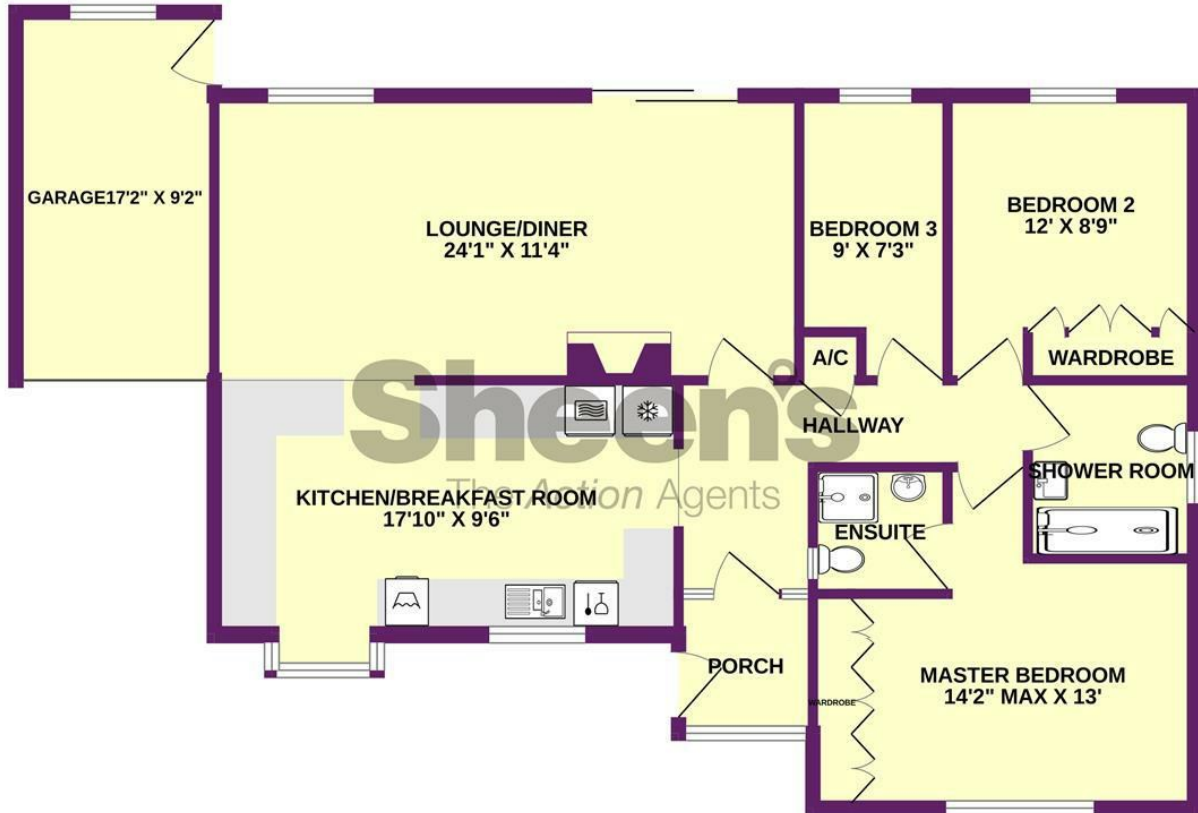
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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

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

**Sheen's**  
The Action Agents