



Heronsgate Frinton-On-Sea, CO13 0AW

Sitting in a popular residential area, having undergone some modernisation by the current owner's, Sheen's Estate Agents are delighted in bringing to market this recently EXTENDED, FOUR BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE. This modern property offers a wealth of bright and spacious accommodation and is situated in a quiet cul-de-sac within a short stroll of Frinton's amenities including the mainline railway station, shops, schools, golf and cricket clubs and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Four Bedrooms**
- **Two Reception Rooms**
- **Extended**
- **Stunning Kitchen/Diner**
- **Ground & First Floor Bathrooms**
- **South Facing Rear Garden**
- **Garage & Off Road Parking**
- **Sought After Location**
- **Council Tax Band - E**
- **EPC Rating - D**



Price £565,000 Freehold

Accommodation comprises with approximate room sizes:-

Newly installed composite door leading to:

Entrance Hall

Stair flight to first floor. Radiator. Door to:



Dining Room

16'4" x 9'11"

Fitted eye level cupboard. Radiator. Sealed unit double glazed window to front.



Lounge

23'1" x 10'11"

Wall lights. Radiator. Sealed unit double glazed window to front. Windows to rear. Double doors leading to rear garden patio area.



Kitchen/Diner

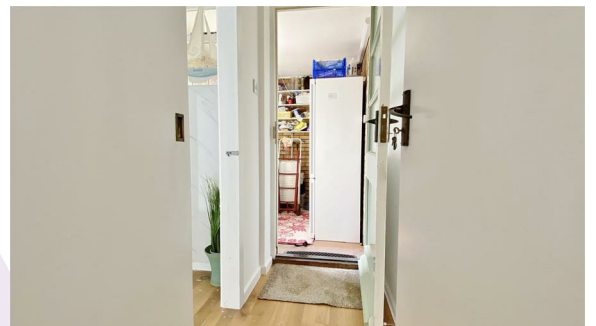
21'11" x 10'11"

Fitted with a range of matching fronted units. Quartz work surfaces. Inset one and a half stainless bowl sink and quartz drainer unit. Inset five ring gas hob with fitted extractor hood above. Built in eye level electric oven. Built in eye level combination microwave/grill. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Under cupboard lighting. Fitted breakfast bar with quartz work surface and storage cupboards under. Quartz splashback. Vinyl flooring to be laid. Spotlights. Radiator. Sealed unit double glazed velux window. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:



Inner Hall

Vinyl flooring. Obscured door to utility room. Sliding door leading to:



Bathroom

16'5" x 5'8"

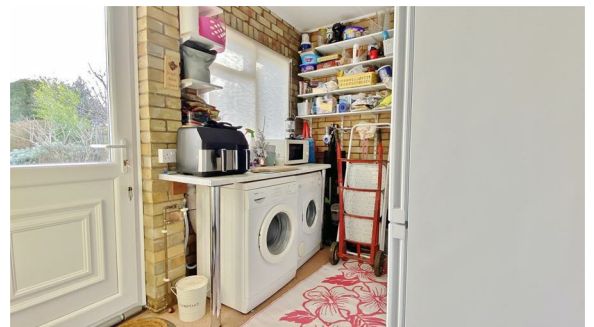
Newly installed suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with wall mounted shower attachment. Marble weatherboarding. Vinyl flooring to be laid. Built in airing cupboard housing hot water cylinder and boiler providing heating and hot water throughout. Extractor fan. Spotlights. Radiator. Obscured sealed unit double glazed window to side.



Utility Room

9'7" x 7'2"

Fitted rolled edge work surface with plumbing for washing machine and tumble dryer under. Space for fridge/freezer. Power/light connected. Window to rear. Sealed unit double glazed door leading to rear garden. Door to:



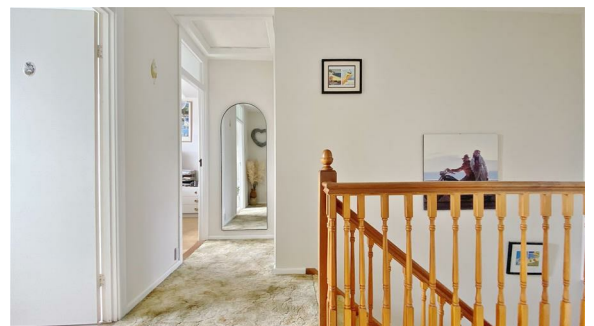
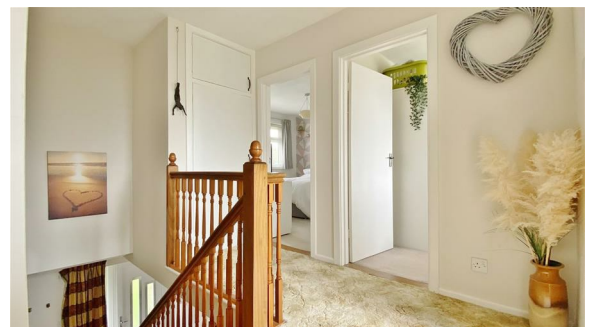
Garage

16'9" x 9'1"

Power/light connected.

Landing

Loft access. Built in storage cupboard. Door to:



Bedroom One

13'8" x 10"

Built in wardrobe. Two radiators. Sealed unit double glazed window to front overlooking Frinton bowls club.



Bedroom Four

9'6" x 9'1" max

Radiator. Sealed unit double glazed window to rear.



Bedroom Two

11'8" x 10'11"

Built in wardrobe. Radiator. Sealed unit double glazed window to front overlooking Frinton bowls club.



Bedroom Three

11'5" x 10'11"

Radiator. Sealed unit double glazed window to rear.



Shower Room

7'7" x 5'6"

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards under. Fitted shower cubicle with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



Outside - Rear

South Facing Garden, Part paved area. Remainder laid to lawn. Beds stocked with flowers, trees shrubs and bushes. Access to front via side gate. Outside tap. Outside lights. Outside sockets. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Remainder laid to lawn. Beds stocked with shrubs and bushes. Outside lights. Enclosed by panelled fencing and featured brick wall.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

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

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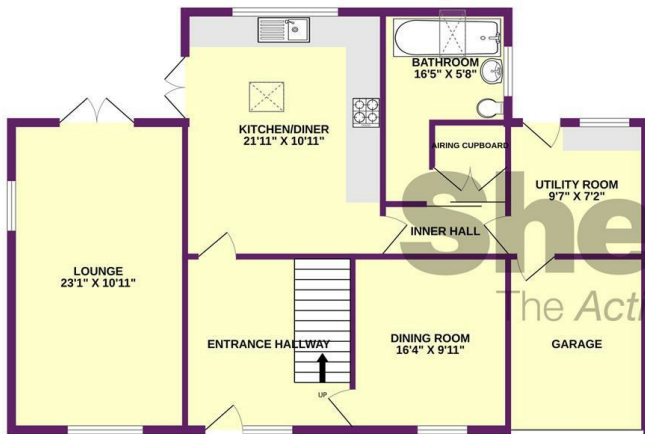
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

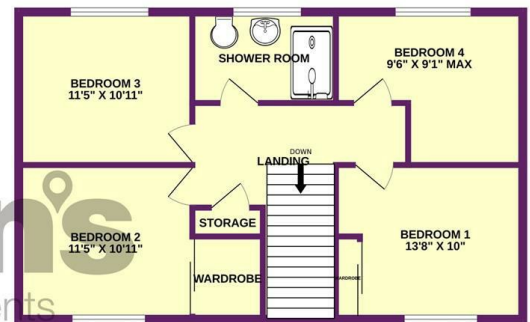
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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