



## Farm Close Kirby Cross, CO13 0FW

Located in a private location offering STUNNING, UNINTERRUPTED VIEWS, Sheen's Estate Agents are delighted to offer for sale this, THREE BEDROOM DETACHED BUNGALOW. The property was built in 2020 and benefits from a modern feel throughout, en-suite to Master Bedroom, secluded garden with stunning views, garage and off road parking. 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
- Uninterrupted Views
- En-Suite to Master Bedroom
- Conservatory
- Modern Kitchen/Diner
- Family Bathroom
- Garage & Off Road Parking
- Private Location
- Council Tax Band - D
- EPC Rating - B



**Price £539,995 Freehold**

Accommodation comprises with approximate room sizes:-

Composite entrance door leading to:-

### Entrance Hall

Built in airing cupboard housing hot water cylinder. LVT flooring with underfloor heating. Spotlights. Open access to:-



## Kitchen/Diner

20'8" x 14'4" max

Fitted with a range of matching high gloss fronted units. Quartz worksurfaces. Inset one and a half bowl sink and quartz drainer. Inset four ring electric induction hob with extractor hood above. Built in double eye level electric oven. Further selection of matching high gloss units at both eye and floor level. Integrated fridge/freezer, washing machine and dishwasher. Enclosed boiler providing heat and hot water throughout. Quartz splashbacks. LVT flooring with underfloor heating. Spotlights. Sealed unit double glazed windows to front and side. Door to:-





### Inner Hall

Loft access. Doors to all rooms. Door to:-

### Master Bedroom

13'6" x 11'11"

Fitted carpet with underfloor heating. Sealed unit double glazed window to side. Door to:-



### En-Suite

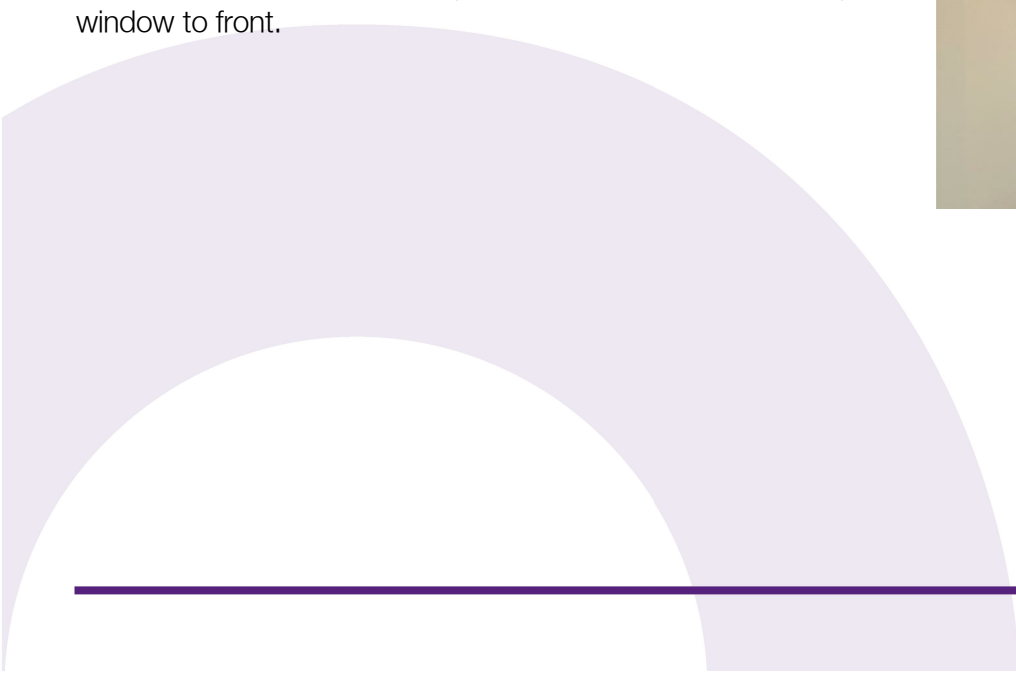
White suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage cupboard under. Shower cubicle with wall mounted attachment. Fully tiled walls. Tiled flooring. Underfloor heating. Spotlights. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to rear.



### Bedroom 2

9'10" x 8'6"

Fitted wardrobes with sliding doors. Sealed unit double glazed window to front.



### Bedroom 3

9'8" x 6'8"

Fitted wardrobes with sliding doors. Sealed unit double glazed window to rear with un-interrupted farmland views.



### Bathroom

White suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring with underfloor heating. Spotlights. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to rear.



### Lounge

16'3" x 14'2"

Sealed unit double French doors to side with un-interrupted farmland views. Sealed unit French doors leading to:-



### Conservatory

14'9" x 11'4"

Laminate flooring. Sealed unit double glazed windows to side and rear aspects with un-interrupted farmland views. Sealed unit double glazed French doors to rear leading to:-



### Outside - Rear

Patio area. Remainder laid to lawn. Raised beds stocked with array of flowers, shrubs, trees and bushes. Outside light. Outside tap. Shed to remain. Private access door to garage with power and light connected. Access to front via side gate. Enclosed by a range of panels and low fencing.





### Alternate Outside Rear View



### Outside - Front

Block paved driveway providing off street parking for several vehicles leading to garage with up and over door. Pathway to entrance door. Beds stocked with flowers. Un-interrupted farmland views.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: £25 p/m for maintenance and gardening.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### Planning Note

The seller has advised there's no current or pending planning applications for building work to be carried out to the rear land of Farm Close.

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**JD/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.

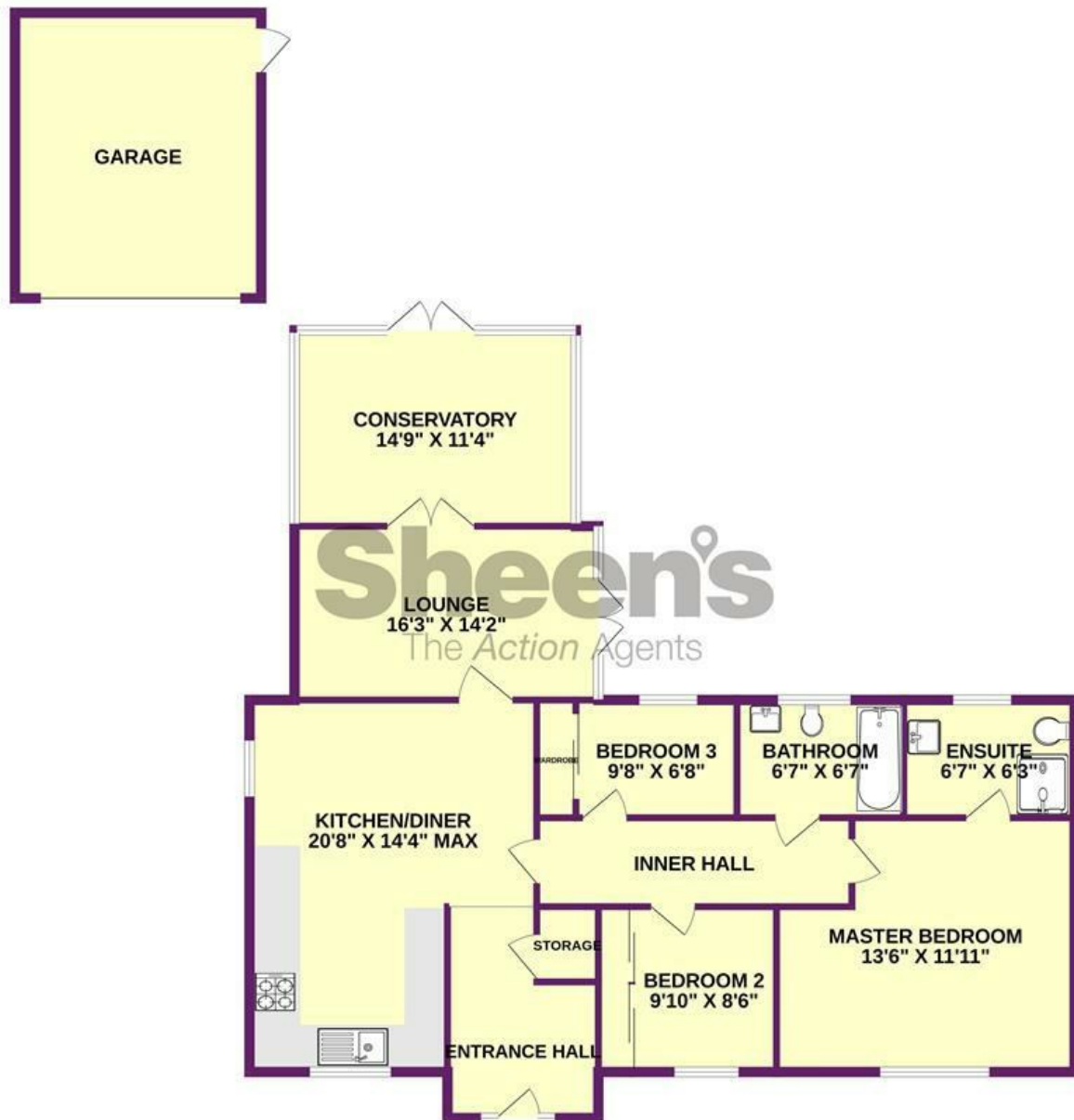
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have 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.  
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## Selling properties... not promises

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**Sheen's**  
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