



## Dugmore Avenue Kirby-le-Soken, CO13 0ED

Situated in a cul-de-sac position in the sought after village of Kirby-le-Soken, Sheen's Estate Agents are pleased to offer for sale this well presented THREE BEDROOM DETACHED BUNGALOW. The property is located approximately half a mile from a local convenience store, public house and bus route and is within one and a half miles of Frinton's town centre, mainline railway station with direct links to London Liverpool Street and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- 16'5" x 11'1" Kitchen/Diner
- Modern Shower Room
- Separate W/C
- Art Studio
- Secluded Rear Garden
- Cul-de-sac Position
- Garage & Parking
- Council Tax Band - D
- EPC Rating - C



**Price £350,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to

### Hallway

Loft access. Radiator. Doors to:





## Bedroom One

15'11" x 12"

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



## Kitchen/Diner

16'5" x 11'1" max

Fitted with a range of matching grey fronted units. Hard edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four-ring electric induction hob with extractor hood above. Built in double electric eye-level oven. Further selection of matching units both at eye and floor level. Plumbing for washing machine and dishwasher. Built in storage cupboard with enclosed wall mounted combination boiler providing heating and hot water throughout. 'American' style fridge/freezer to remain. Featured splashback. Vinyl flooring. Spotlights. Radiator. Sealed unit double glazed window to side and front. Obscured sealed unit double glazed door leading to side.



### Shower Room

Vanity wash hand basin with storage space under. Fitted shower cubicle with integrated attachment. Fully tiled walls. Vinyl flooring. Fitted extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Cloakroom

Low level WC. Wash hand basin with mixer tap and storage space under. Fully tiled walls. Vinyl flooring. Obscured sealed unit double glazed window to side.



### Bedroom Two

13'3" max x 12"

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



### Bedroom Three

9" x 8'4"

Radiator. Sealed unit double glazed window to side.



### Lounge

13'4" x 11"

Wall mounted full length featured radiator. Additional radiator. Sealed unit double glazed 'French' style doors leading to:





### Outside - Rear

Part paved patio area. Remainder laid to shingle. Raised wooden decking area. Beds stocked with array of shrubs. Potting shed to remain. Private access door to garage. Side access via both side gates. Enclosed by panelled fencing. Doors to:



### Garden Room

17'6" x 11"

Fitted hard edge work surface with inset one and a half stainless bowl sink and drainer unit. Range of open cupboards and integral shelving. Vinyl flooring. Power/light connected. Sealed unit double glazed windows to side overlooking rear garden.



### Alternate Rear View



### Outside - Front

Hardstanding concrete area providing off street parking for several vehicles leading to garage with double doors. Remainder laid to shingle.

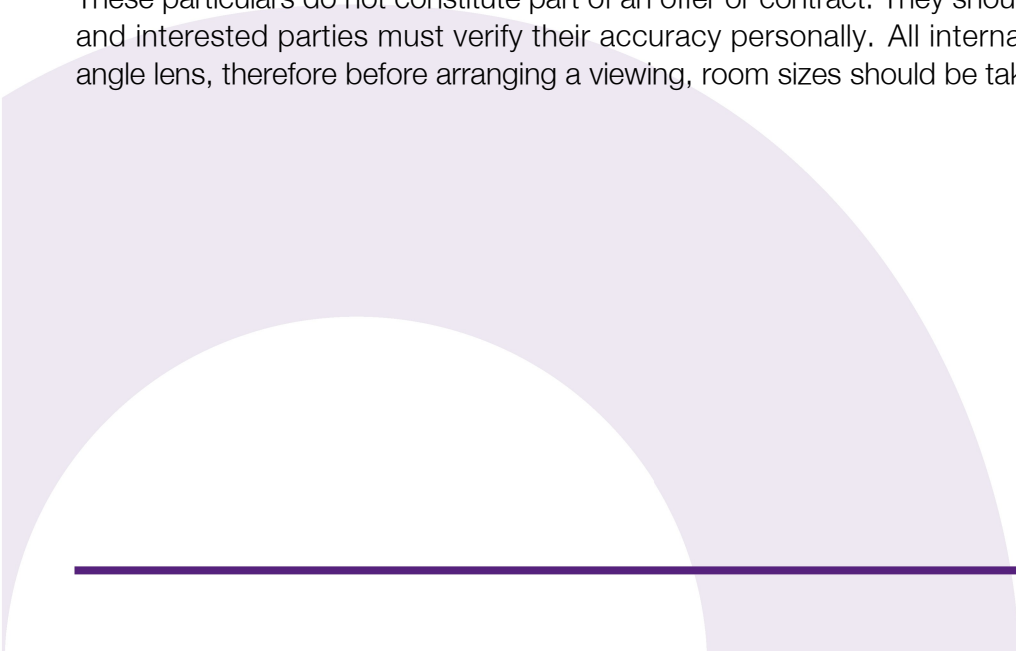


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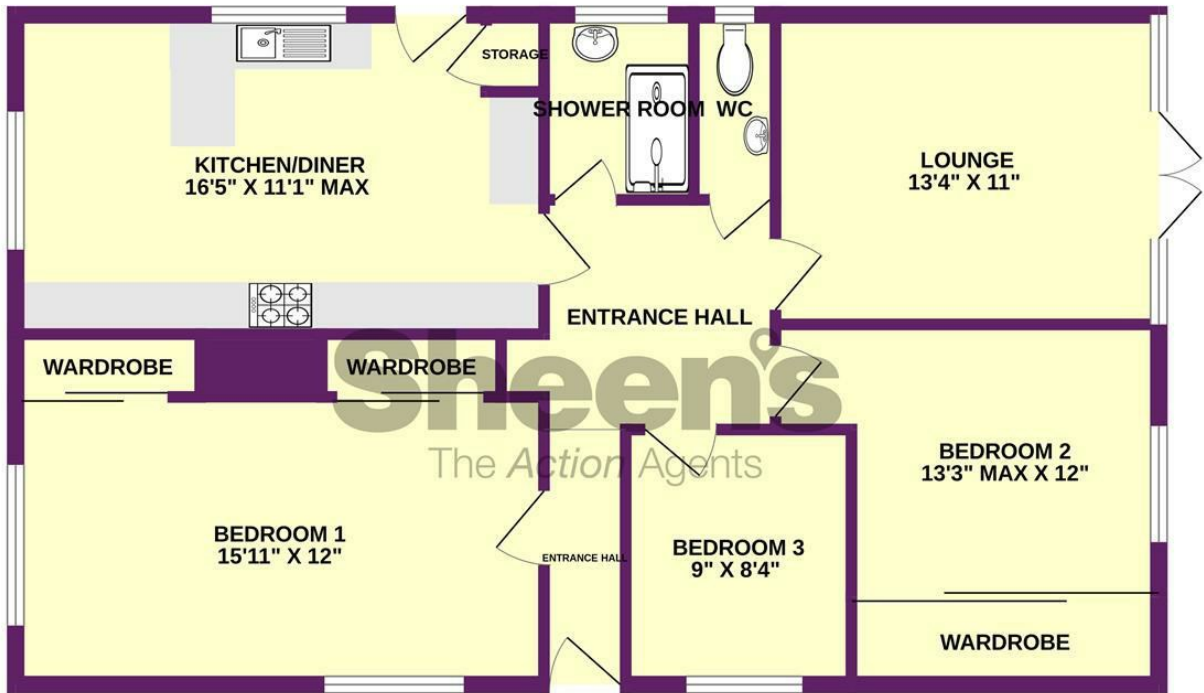
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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

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## GROUND FLOOR



DUGMORE AVENUE

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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