

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

Sheen's
The Action Agents



Walton Road Kirby-le-Soken, CO13 0DB

Occupying a NON-ESTATE position and overlooking open fields and the 'Backwaters' to the front is this stunning, 2018 built THREE BEDROOM DETACHED BUNGALOW. The property offers a wealth of high quality features and boasts an en-suite to the master bedroom, underfloor heating throughout, modern fully fitted kitchen, open plan living leading onto a secluded south facing rear garden. Being located within easy reach of a local convenience store, two village public houses and within one and half miles of Frinton's Town centre and Seafront, an early viewing is highly recommended to fully appreciate the accommodation on offer.

- Three Double Bedrooms
- En-Suite To Master Bedroom
- Underfloor Heating Throughout
- Newly Built In 2018
- High Specification Kitchen
- Open Plan Living
- 'Backwater' & Farmland View
- Solar Panels On One Side Of Garage
- Detached Garage & Off Street Parking
- EPC Rating B/ Council Tax Band - D



Price £430,000 Freehold

Accommodation comprises with approximate room sizes:-

Composite entrance door with full length double glazed panel leading to:-

Hallway

Built in cupboard. Underfloor heating. Open access to open plan living, kitchen and dining area. Door to:-



Bedroom 2

10'3" x 10'3"

Underfloor heating. Sealed unit double glazed window to front with fitted blind to remain.



Bedroom 3

10' x 9'10"

Underfloor heating. Sealed unit double glazed window to front with fitted blind to remain.



Open Plan Kitchen/Diner/Lounge

Kitchen/Diner

26'5" x 10'5" max

Fitted with a range of modern units. Quartz worksurfaces. Inset stainless steel one and a half bowl butler style sink with drainer and mixer tap. Integrated dishwasher, fridge/freezer and washer/dryer. Center island with inset five ring induction hob and extractor hood above. Breakfast bar. Further selection of matching units at both eye and floor level. Underfloor heating. Sealed unit double glazed window to side. Open access to lounge. Doors to master bedroom and bathroom. Sealed unit double glazed French doors giving access to rear.



Lounge

16'8" x 15'

Underfloor heating. Sealed unit double glazed French doors with full length double glazed side panels giving access to rear.



Master Bedroom

13'7" x 12'3"

Underfloor heating. Sealed unit double glazed window to front. Fitted double wardrobe. Door to:-



En-Suite

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin. Double length shower cubicle with over head rainfall shower and separate attachment. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to rear.



Shower Room

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin. Double length shower cubicle with integrated shower. Heated towel rail. Underfloor heating. Fully tiled walls. Tiled flooring. Extractor fan. Obscured sealed unit double glazed window to rear.



Outside - Rear

Large patio entertaining area. Steps leading to raised lawned area with array of fruit bushes. Private access door to garage. Raised beds. Garden room(12'5" x 8'3", power and lighting connected, sealed unit double glazed French doors to rear, sealed unit double glazed window to rear.) Access to front via side gate.



Garden Room

Outside - Front

Paved hardstanding area providing ample off street parking leading to detached garage with electric up and over door and solar panels on garage.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

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/04.24

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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