



## Mandeville Way Kirby Cross, CO13 0RS

Having undergone a full programme of modernisation by the current owners, Sheen's Estate Agents have the pleasure in bringing to market this good sized, FOUR BEDROOM DETACHED HOUSE on the sought after Frinton development. The property boasts from an en-suite to master bedroom, newly installed double glazing, newly installed boiler and a secluded rear garden. Located within a short stroll to shopping amenities at the 'Triangle' shopping centre and within one mile of Frinton's town centre, mainline railway station and seafront an early viewing is strongly recommended to avoid missing out.

- **Four Bedrooms**
- **En-Suite to Master Bedroom**
- **Newly Installed Double Glazing**
- **Newly Installed Boiler**
- **Secluded Rear Garden**
- **Garage & Off Road Parking**
- **Popular Frinton Development**
- **Close to Amenities**
- **Council Tax Band - D**
- **EPC Rating - C**



**Price £465,000 Freehold**

Accommodation comprises with approximate room sizes:-

Composite door leading to:

### Entrance Hall

Stair flight to first floor. Laminate flooring. Radiator. Doors to:



### Cloakroom

Low level WC. Vanity wash hand basin with shaker style cupboard under. Featured mdf panelling. Mosaic tiled flooring. Spotlights. Wall mounted heated towel rail with featured radiator. Obscured sealed unit double glazed window to side.



## Kitchen/Diner

18'6" x 8'7"

Fitted with a range of matching white high gloss fronted units. Granite effect rolled edge work surfaces. Inset one and half ceramic bowl sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine and tumble dryer. Part tiled walls. Laminate flooring. Enclosed newly installed combination boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed bay window to front. Obscured sealed unit double glazed door to side.



## Lounge

18'1" x 9'9"

Laminate flooring. Radiator. Sealed unit double glazed 'French' style doors leading to rear garden.



## Landing

Loft access. Built in storage cupboard. Radiator. Sealed unit double glazed window to side. Doors to:



## Master Bedroom

12'3" x 9'11"

Radiator. Sealed unit double glazed window to rear. Door to:



## En-Suite

Newly installed white suite comprises of low level WC. Vanity wash hand basin with high gloss storage cupboards under. Fitted shower cubicle with waterfall shower attachment and separate shower attachment. Tiled splashback. Mosaic vinyl flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Bedroom Two

12'9" x 8'7"

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

8'11" x 8'9"

Radiator. Sealed unit double glazed window to front.



### Bedroom Four

8'11" x 8'9"

Radiator. Sealed unit double glazed window to front.



### Bathroom

Modern suite comprises of low level WC. Vanity wash hand basin with variety of storage cupboards under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Tiled splashback. Mosaic vinyl flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with array of trees, shrubs and bushes. Private access door to garage. Enclosed by panelled fencing.



### Outside - Front

Hardstanding concrete area providing off street parking leading to garage with up and over door. Remainder laid to lawn and hedges and shrubs.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

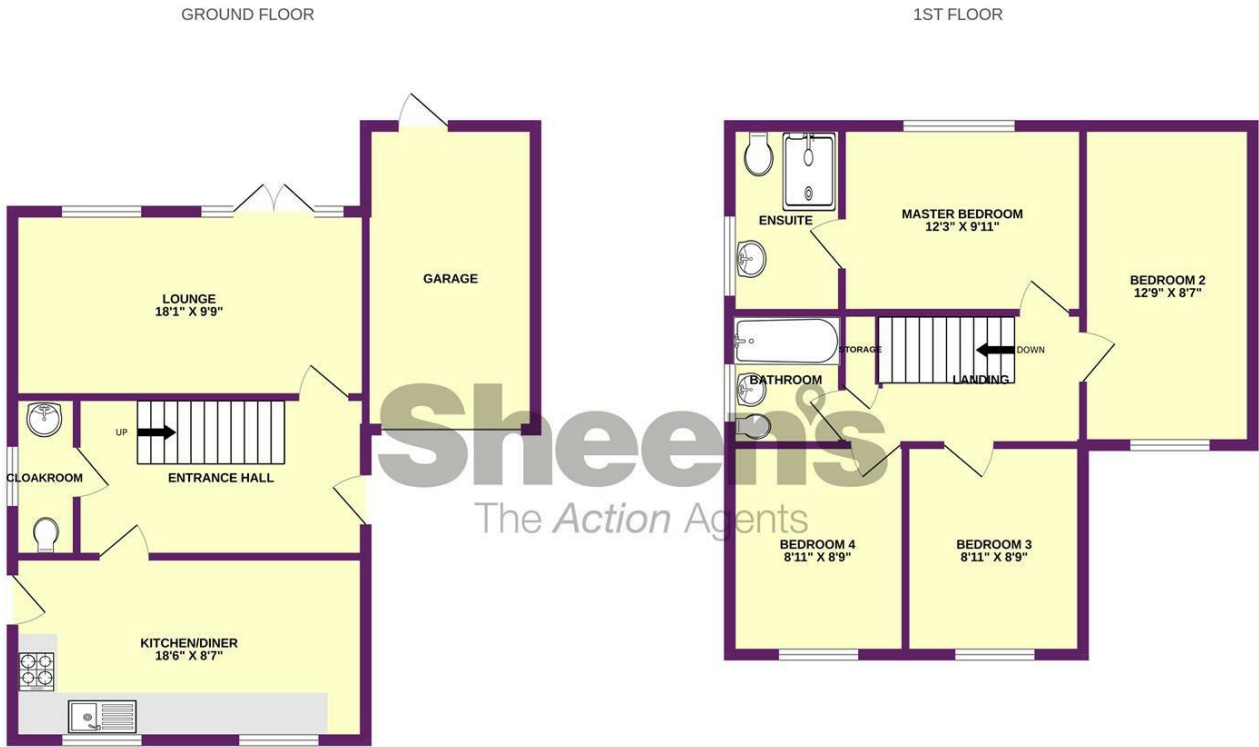
### JD/05.24

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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.





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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