



## Frinton Road Kirby Cross, CO13 0PN

Situated in a NON-ESTATE position within easy reach of local amenities is this beautifully presented, modern EXTENDED, THREE DOUBLE BEDROOMED DETACHED CHALET. This open plan property would make a perfect home for any family with a 28' max kitchen/entertaining area, 27'3" lounge/diner, ground floor shower and bathroom and a 80' unoverlooked rear garden. Located within one and quarter miles of Frintons mainline railway station, town centre and seafront an internal inspection is highly recommended to fully appreciate the size and condition of the property which is on offer.

- **Extended With Three Double Bedrooms**
- **Immaculate Family Home**
- **28' max Kitchen/Entertaining Area**
- **Ground Floor Shower & Bathroom**
- **Ground Floor Bedroom**
- **18'1" Utility Room**
- **80' Rear Garden With Workshop**
- **Non-Estate Close To Amenities**
- **Off Street Parking**
- **EPC Rating D/ Council Tax Band - D**



**Price £499,995 Freehold**



Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door giving access to:-

### Entrance Hall

Open access to:-

### Lounge/Diner

14'7" x 27'03"

Open access to kitchen/entertaining area. Open access to inner hallway. Two radiators. Sealed unit double glazed leadlight windows to front and side with fitted shutters.



### Inner Hall

Stair flight to first floor. Under stairs storage cupboard. Door to:-



### Bedroom 1

12' x 11'2"

Radiator. Sealed unit double glazed leadlight window to front.



### Bathroom

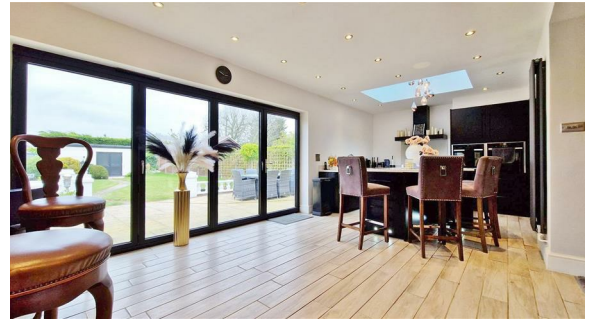
White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Free standing roll top bath. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed leadlight window to side.



## Kitchen/Entertaining Area

28' nar to 8'8" x 18' nar to 10'10"

Fully fitted modern kitchen with matching fronted units. Quartz worksurfaces. Inset five ring AEG hob with extractor hood above. Ceramic sink and drainer unit. Two eye level ovens. Further selection of matching units at both eye and floor level. Two integrated fridge/freezers. Integrated dishwasher. Centre island offering breakfast bar. Tiled flooring. Overhead orangery style lantern window. Two full length vertical radiators. Bi-folding doors to rear. Door to utility. Open access to:-





## Snug

7'1" x 6'10"

Tiled flooring. Door to:-



## Shower Room

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



## Utility Room

18'1" x 5'3"

Modern matching units at both eye and floor level. One and a half bowl ceramic sink unit with mixer tap. Wall mounted boiler providing heat and hot water throughout. Plumbing for washing machine. Space for tumble dryer. Tiled flooring. Radiator. Obscured sealed unit double glazed leadlight window to side. Obscured double glazed door giving access to side.



## First Floor Landing

Built in airing cupboard. Loft access. Built in eaves storage. Doors to all rooms. Door to:-



### Bedroom 2

12'2" x 9'8"

Built in wardrobes. Radiator. Sealed unit double glazed leadlight window to front.



### Bedroom 3

12' x 9'3"

Built in double wardrobe. Radiator. Sealed unit double glazed leadlight window to rear.



## Outside - Rear

80' approx

Large patio entertaining area. Brick built barbecue. Majority laid to lawn. Array of bushes. Green House. Outside socket. Outside tap. Outside light. Enclosed by panelled fencing. Access to front via side.





### Alternate Rear View



### Brick Built Workshop

17'2" x 9'3"

Power and lighting connected. Sealed unit double glazed window to side. Double doors giving access to rear.



### Outside - Front

Block paved driveway providing off street parking for several vehicles.





## 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/05.24

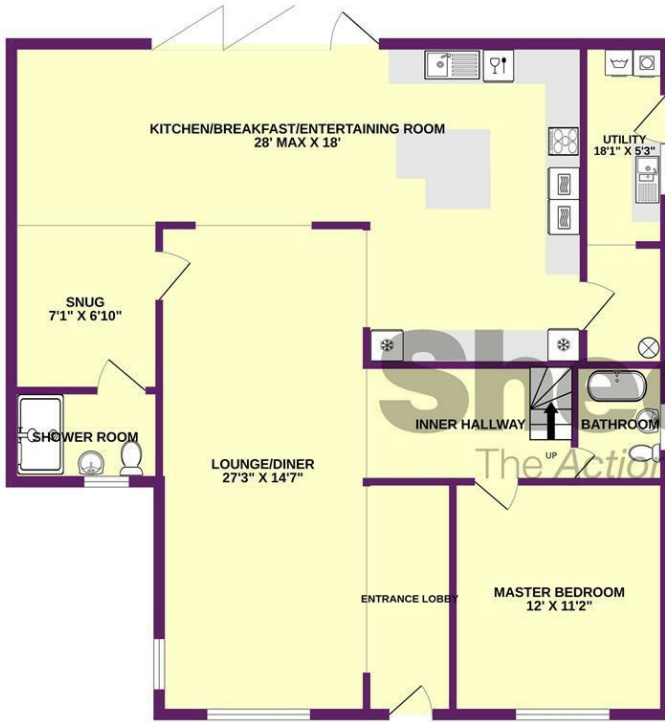
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated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

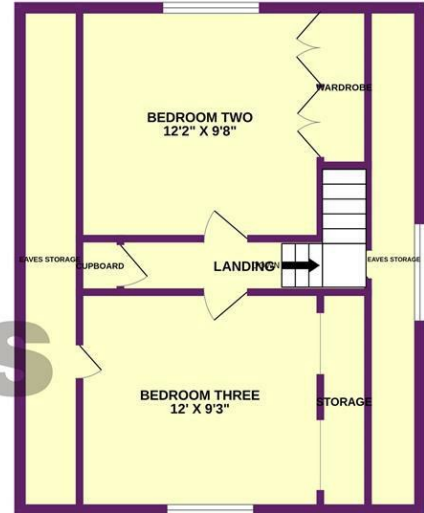
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GROUND FLOOR



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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