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**Sheen's**  
The Action Agents



## Kirkbaye Frinton-On-Sea, CO13 0RG

Located in a quiet cul-de-sac position on the ever popular 'Frietuna' development, Sheen's Estate Agents have the pleasure in offering for sale this SPACIOUS FOUR/FIVE BEDROOM DETACHED FAMILY HOME. The property offers an abundance of accommodation offering a light and airy feel, three reception rooms and a secluded SOUTH FACING rear garden. The property is located approximately three quarters of a mile from Frinton's mainline railway station, shopping amenities in Connaught Avenue and Seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Four Bedrooms**
- **Bedroom Five/Study**
- **En-Suite to Master Bedroom**
- **Ground Floor Shower Room**
- **14'5" x 9'7" Conservatory**
- **South Facing Secluded Rear Garden**
- **Off Road Parking**
- **Sought After Frietuna Development**
- **Cul-De-Sac Position**
- **Council Tax Band - E / EPC Rating - C**



**Price £535,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:

### Porch

Tiled flooring. Obscured sealed unit double glazed door leading to:



### Hallway

Stair flight to first floor. Amtico flooring. Spotlights. Radiator. Doors to:



### Bedroom Five/Study

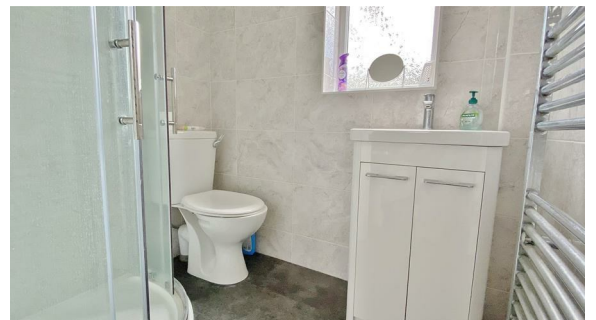
12" x 9'8"

Radiator. Sealed unit double glazed window to front.



### Shower Room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted corner shower cubicle with wall mounted shower attachment. Fully tiled walls. Amtico flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



## Kitchen

12'1" x 9'8"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset five ring gas hob with gas oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed window to rear. Open access to:



## Utility Room

8'7" x 6'8"

Fitted eye and floor level wooden fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Plumbing for washing machine, tumbler dryer and dishwasher. Enclosed wall mounted Worcester boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Spotlights. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side. Door to:



## Dining Room

16'8" x 8'7"

Amtico flooring. Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed window to front.



## Lounge

22'1" x 11'6"

Fire surround with inset electric fire. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed sliding patio door leading to:



## Conservatory

14'5" x 9'7"

Tiled flooring. Radiator. Obscured sealed unit double glazed windows to side. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed French style doors leading to rear garden.



## Landing

Built in airing cupboard housing hot water cylinder. Loft access. Two radiators. Two sealed unit double glazed windows to rear. Doors to:



## Master Bedroom

14'2" x 10"

Fitted wardrobes. Radiator. Sealed unit double glazed window to front. Sliding door leading to:



## En-Suite

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail.



## Bedroom Two

13'5" x 11'7"

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

12'5" x 8'7"

Laminate flooring. Radiator. Sealed unit double glazed window to front.



### Bedroom Four

10" x 8'3"

Radiator. Sealed unit double glazed window to rear.



### Bathroom

Four piece suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath. Enclosed shower cubicle with tri-folding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail and radiator. Obscured sealed unit double glazed window to rear.



### Outside - Rear

South Facing. Part paved area. Remainder laid to lawn. Beds stocked with an array of trees shrubs and bushes. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Block paved driveway providing off street parking for several vehicles. Remainder laid to lawn. Outside lights.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

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

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**JD/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



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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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