



## Little Meers Gardens Kirby Cross, CO13 0FG

Nestled in a quiet, private cul-de-sac and built in 2015, located in the desirable area of Kirby Cross is this well presented **THREE DOUBLE BEDROOMED DETACHED BUNGALOW**. The property boasts an en-suite to bedroom one, two further double bedrooms and a spacious open plan kitchen/diner with a vaulted ceiling leading to a private L-shaped rear garden. The convenient location of the property offers ease of access to a bus stop with good connecting bus routes, fifty metres from the much loved Parkers garden centre and restaurant and within 1 mile of Frinton's town centre, mainline railway station and seafront.

- **Built in 2015 With Three Double Bedrooms**
- **En-Suite To Master Bedroom**
- **Quiet, Private Cul-de-Sac Position**
- **20' Kitchen/Dining Room**
- **Modern, Fully Integrated Kitchen**
- **Detached Garage & Off Street Parking**
- **Close To Bus Stop & Garden Centre**
- **Solar Panels With Battery Storage**
- **EPC Rating A**
- **Council Tax Band - E**



**Price £440,000 Freehold**

---

# Little Meers Gardens, Kirby Cross, CO13 0FG

---

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite door with full glazed obscured panel leading to:-

## Hallway

Built in storage cupboard. Further built in airing cupboard. Loft access. Radiator. Doors too all rooms. Door to:-



## Bedroom 3

9'9" x 9'3"

Radiator. Sealed unit double glazed bay window to front with fitted blind.



## Bedroom 1

18'1" nar to 10'7" x 9'8" max

Fitted wardrobes with over head storage. Built in double wardrobe. Radiator. Sealed unit double glazed window to front. Door to:-



### En-Suite

Modern fitted bathroom suite. Low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted corner shower with wall mounted integrated over head rainfall shower and separate attachment. Part tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side.



### Bedroom 2

11'6" x 9'4"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.



### Bathroom

Modern white suite. Low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled bath with wall mounted over head rainfall shower. Glass shower screen. Part tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.



### Kitchen/Diner

20' x 11'8" nar to 8'1"



### Dining Area

Vaulted ceiling with three skylights with fitted blinds. Double sliding doors giving access to lounge. Radiator. Sealed unit double glazed French style doors to rear. Fitted air conditioning unit. Open plan to:-



### Kitchen

Fitted with a range of modern fronted units. Square edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with extractor fan above. Further selection of matching units at both eye and floor level. Built in double Neff oven. Integrated dishwasher, washing machine and fridge/freezer. Wall mounted enclosed boiler providing heat and hot water throughout. Sealed unit double glazed window rear.

### Lounge

15'2" x 11'9"

Air conditioning unit. Radiator. Two sealed unit double glazed windows to side. Sealed unit double glazed French style doors with full length glazed side panels giving access to:-



## Outside - Rear

L Shaped garden. Part patio area. Part laid to lawn. Borders well stocked with flowers, shrubs and bushes. Shingled pathway leading to private door to garage. Array of fruit trees. Outside tap. Outside lights. Enclosed by panelled fencing. Gate giving access to front.



### Outside - Front

Paved hardstanding area providing off street parking leading to garage with electric roller door. Part lawned area. Part shingled area. Pathway leading to entrance door.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

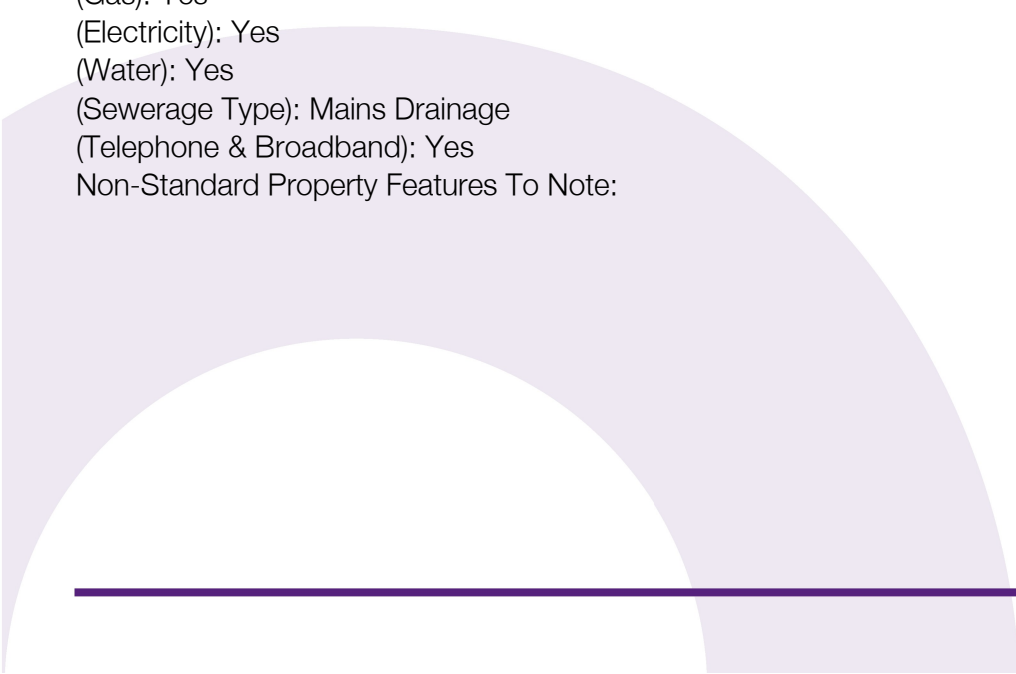
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:



**JAF/05.24**

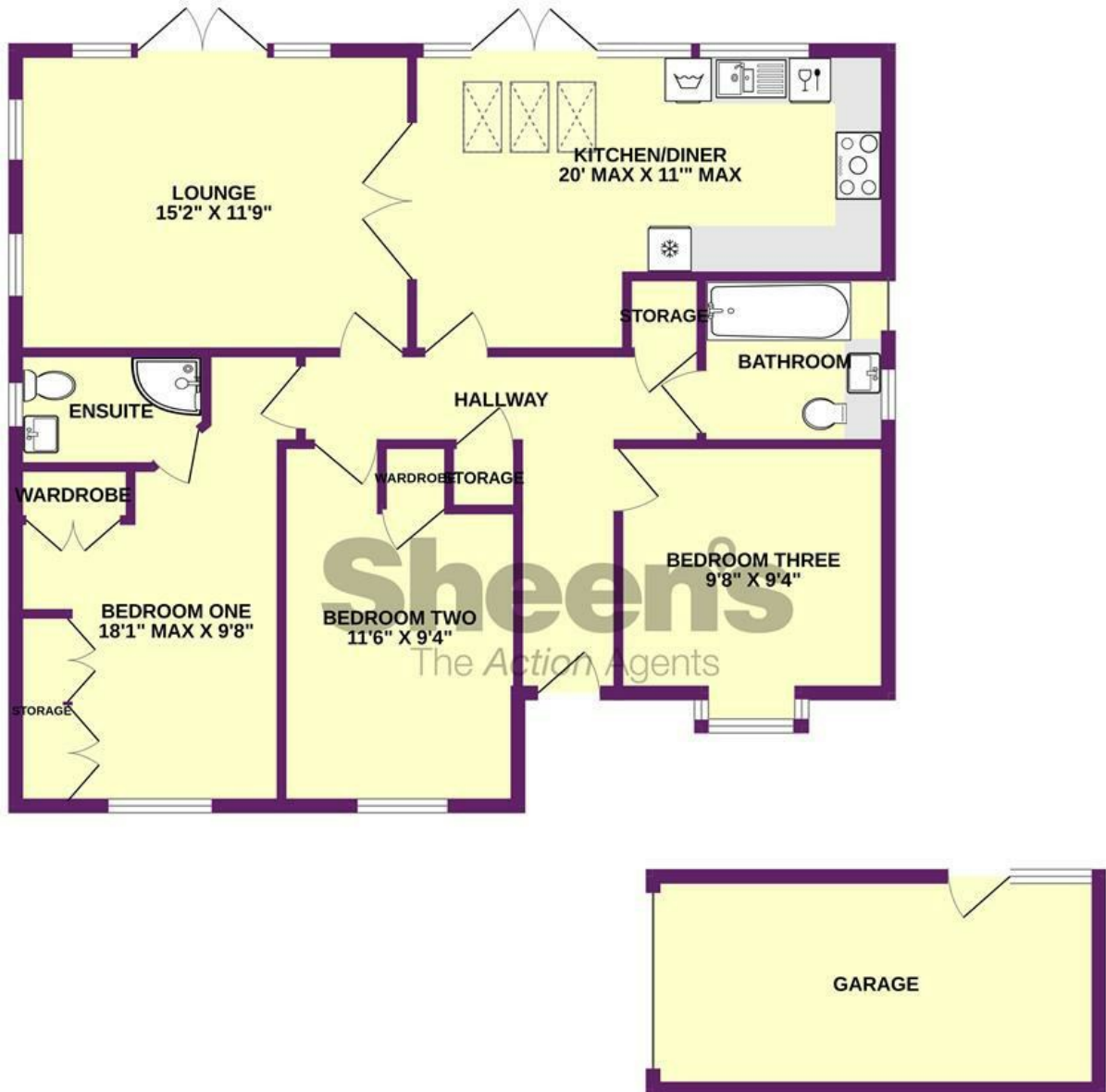
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.  
Made with Metropix ©2024

## Selling properties... not promises

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

**Sheen's**  
The Action Agents