



## Frinton Road Kirby Cross, CO13 0PD

Being offered with NO ONWARD CHAIN in a non estate position, Sheens Estate Agents have the pleasure in offering for sale this 2012 built individual design, THREE BEDROOM DETACHED CHALET. The property is presented in immaculate order throughout, boasting a ground floor bedroom with en-suite, 24' lounge/diner, ground floor cloakroom and first floor bathroom, low maintenance courtyard style garden and a detached garage. The property is conveniently located within three quarters of a mile of Frinton's town centre with shopping amenities, mainline railway station and seafront. The property also benefits from being within twenty metres of a bus stop offering routes to surrounding towns and villages and it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Ground Floor Bedroom with En-Suite
- Cloakroom & First Floor Bathroom
- High Specification Fitted Kitchen
- 24' Lounge/Diner
- Built In 2012
- Individual Design
- Off Street Parking & Detached Garage
- Close To Amenities
- EPC Rating C / Council Tax Band E



**Price £375,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed composite entrance door with full length glazed panel giving access to:-

### Hallway

Stair flight to first floor. Built in under stairs storage cupboard. Underfloor heating. Door to:-



### Bedroom

11' x 10'4"

Built in wardrobes with sliding doors. Underfloor heating. TV point. Sealed unit double glazed Georgian style window to front. Door to:-



### En-Suite

Modern white suite comprises low level w/c with soft close lid.. Vanity wash hand basin with storage under. Fitted double length shower cubicle with wall mounted integrated shower. Fully tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Underfloor heating. Obscured Sealed unit double glazed Georgian style window to side.



### Cloakroom

White suite comprises low level w/c with concealed cistern and soft close lid. Vanity wash hand basin with tiled splashback. Extractor fan. Tiled flooring. Underfloor heating.



### Kitchen

10' x 8'7"

Modern high specification with a range of modern matching fronted units. Granite worksurfaces. Inset stainless steel one and a half bowl butler sink with inset drainer. Inset four ring Neff hob with built in Neff oven under and extractor hood above. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Potential for integrated dishwasher. Plumbing for washing machine. Breakfast bar. Tiled flooring. Underfloor heating. Sealed unit double glazed Georgian style window to side. Open aspect to:-



## Lounge/Diner

24' x 12' max

Underfloor heating. TV point. Two sealed unit double glazed Georgian style windows to rear. Sealed unit double glazed French style doors giving access to rear.



### First Floor Landing

Built in airing cupboard. Sealed unit double glazed Georgian style window to front. Double glazed skylight. Loft access. Doors to all rooms. Door to:-



### Bedroom

18'1" x 18'

Two built in wardrobes with lights. Built in eaves storage (boarded and light connected.) TV point. Radiator. Sealed unit double glazed Georgian style window to side. Sealed unit double glazed Georgian style window to rear.



## Bedroom

9'6" x 9' max

Built in wardrobe with light. TV point. Radiator. Sealed unit double glazed Georgian style window to side.



## Bathroom

White suite comprises low level w/c with soft close lid. Wash hand basin with storage under. Panelled bath with shower attachment. Tiled flooring. Fully tiled walls. Extractor fan. Heated towel rail. Obscured double glazed skylight.



### Outside - Rear

Courtyard style being low maintenance. Beds stocking shrubs and bushes. Outside tap. Outside light. Enclosed by panelled fencing. Gate giving access to off street parking and detached garage with remote electric up and over door.



## Outside - Front

Paved hardstanding area providing off street parking. Part shingled with array of beds. Pathway leading to entrance door under storm porch.

## 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



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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