



Little Wood Frinton-On-Sea, CO13 0RP

Situated in a secluded position on the ever popular 'Frietuna' Development, Sheen's Estate Agents are pleased to offer for sale this deceptively spacious, THREE BEDROOM, TWO RECEPTION ROOM, DETACHED BUNGALOW. The property offers an en-suite to master bedroom, Jack & Jill en-suite and good sized accommodation throughout benefitting from wide access doors for disability use. The property is located approximately one mile from Frinton's sea front, shopping amenities in Connaught Avenue and mainline railway station. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Three Bedrooms
- Jack & Jill En-Suite
- Large Lounge
- Sitting Room
- Secluded Rear Garden
- Garage & Off Road Parking
- Frietuna Development
- Council Tax Band - D
- EPC Rating - C



Price £425,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hall

Radiator. Obscured sealed unit double glazed window to front.

Door to:



Kitchen

12'10" x 9"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of matching units both at eye and floor level. Integrated washing machine. Integrated fridge. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed door to side. Door to lounge.



Hallway

Built in airing cupboard housing hot water cylinder. Private access door to garage. Loft access with pull down ladder, light and is partly boarded. Radiator. Doors to:



Master Bedroom

14" x 10'5"

Fitted wardrobes. Radiator. Sealed unit double glazed window to front. Door to:



Jack & Jill En-Suite

Comfort height WC. Vanity wash hand basin with mixer tap and storage cupboard under. Fully tiled walls. Vinyl flooring. Extractor fan. Radiator. Door accessing to hallway.



Bedroom Two

11'7" x 11'1"

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

11" x 8"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



Bathroom

Four piece white suite comprising of a comfort height WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Lounge

16" x 14'6"

Radiator. Door to kitchen. Sealed unit double glazed windows to side and rear. Sealed unit double glazed 'French' style doors leading to:



Sitting Room

11'2" x 11"

Vaulted ceilings with spotlights. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to:



Outside - Rear

Majority laid to paving. Remainder laid to astroturf and slate with an array of rose flowers to remain. Shed to remain. Outside lights. Access to front via both sides. Private access door to garage. Enclosed by panelled fencing.



Garage

Electric up and over door. Wall mounted boiler providing heating and hot water throughout. Sealed unit double glazed window to side. Sewed unit double glazed door to side.

Outside - Front

Block paved driveway providing off street parking leading to garage with electric up and over door. Outside light. Enclosed by panelled fencing.

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

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.

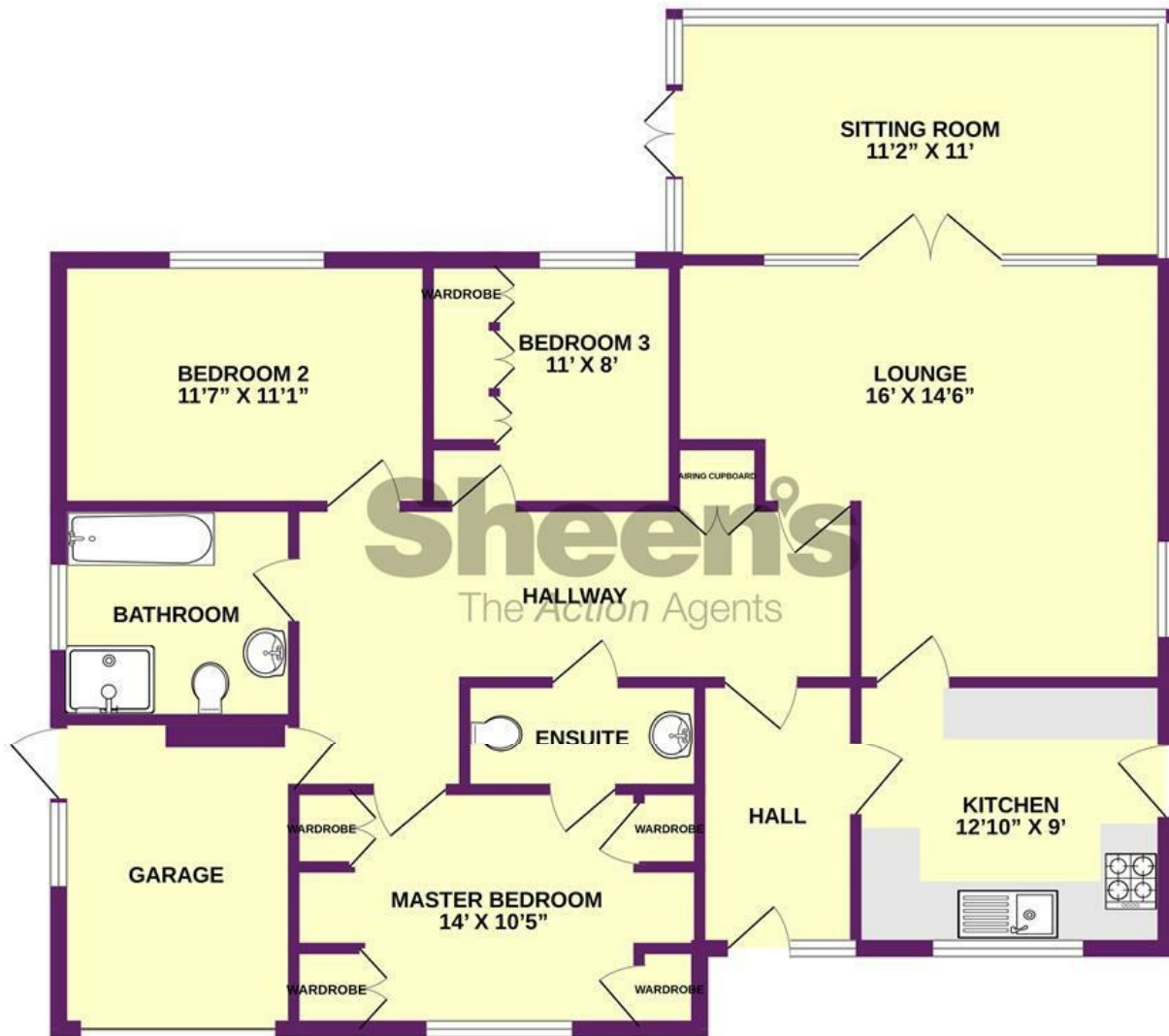
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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

Disclaimer - wide angle lens etc.

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.
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Selling properties... not promises

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