



## Frinton Road Kirby Cross, CO13 0HJ

\*\*\*NO ONWARD CHAIN\*\*\* Located in a NON-ESTATE position in the sought after area of Kirby Cross, Sheen's Estate Agents have the pleasure in bringing to market this deceptively spacious, FOUR BEDROOM DETACHED HOUSE. This property boasts character features and benefits from two reception rooms, three bathrooms, and off road parking for several vehicles/motorhome if required. Conveniently located within a quarter of a mile of Kirby Cross's mainline railway station with links to London Liverpool Street and within one mile of Frinton's town centre with shopping amenities in Connaught Avenue and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- Two En-Suites
- Utility Room
- Dining Room
- Garage & Off Road Parking
- Character Property
- Non-Estate Position
- Close to Amenities
- No Onward Chain
- Council Tax Band - D / EPC Rating - D



**Price £440,000 Freehold**

Accommodation comprises with approximate room sizes:-

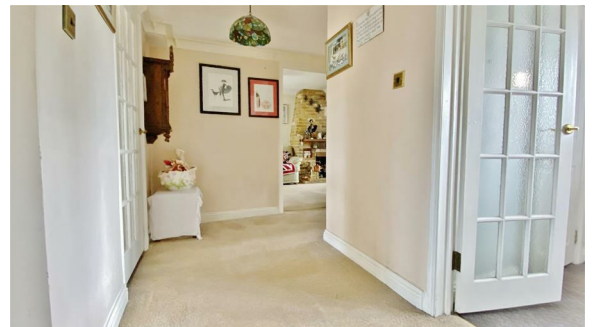
Hardwood door leading to:

### Porch

Tiled flooring. Spotlight. Obscured windows to side and front aspect. Hardwood door leading to:

### Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Radiator. Doors to:



## Lounge

Brick built fireplace. Wall lights. Two radiators. Sealed unit double glazed windows to front and rear.



## Bedroom Four

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



## En-Suite

Suite comprises of low level WC. Wash hand basin. Enclosed shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan.



### Utility Room

Wall mounted boiler providing heating and hot water throughout. Space for fridge/freezer. Plumbing for washing machine. Fitted shelving. Tiled flooring.

### Kitchen/Breakfast Room

Fitted with a range of matching fronted units. Granite hard edge work surfaces. Inset double stainless sink. Cooker to remain. Extractor hood. Further selection of matching units both at eye and floor level. Integrated fridge. Glass display cupboards. Part tiled walls. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed hardwood door leading to rear garden. Double doors leading to:



### Dining Room

Laminate flooring. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed sliding patio door leading to rear garden.



## Landing

Loft access with pull down ladder. Obscured character featured window to side. Doors to:



## Master Bedroom

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



## En-Suite

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed shower cubicle with fitted shower screen door and wall mounted shower attachment. Tiled splashback. Vinyl flooring. Extractor fan. Radiator. Obscured window to front.



### Bedroom Two

Fitted airing cupboard housing hot water cylinder. Fitted wardrobes with sliding doors. Radiator. Window to front.



### Bedroom Three

Radiator. Sealed unit double glazed window to rear.



### Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed tiled bath shower attachment hose. Fully tiled walls. Tiled flooring. Wall lights. Radiator. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Part paved area. Remainder laid to lawn. Pathway leading to newly constructed workshop/annexe potential. Beds stocked with an array of trees, shrubs and bushes. Door leading to brick built shed. Private access door to garage with pitched roof and power/light connected. Access to front via side gate. Outside light. Enclosed by panelled fencing.



### Outside - Front

Hard standing concrete area providing off street parking for several vehicles including motor homes or caravans leading to garage with double doors. Outside lights. Enclosed by iron security gate and high conifers with panelled fencing behind.



### 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

### JD/07.24

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.

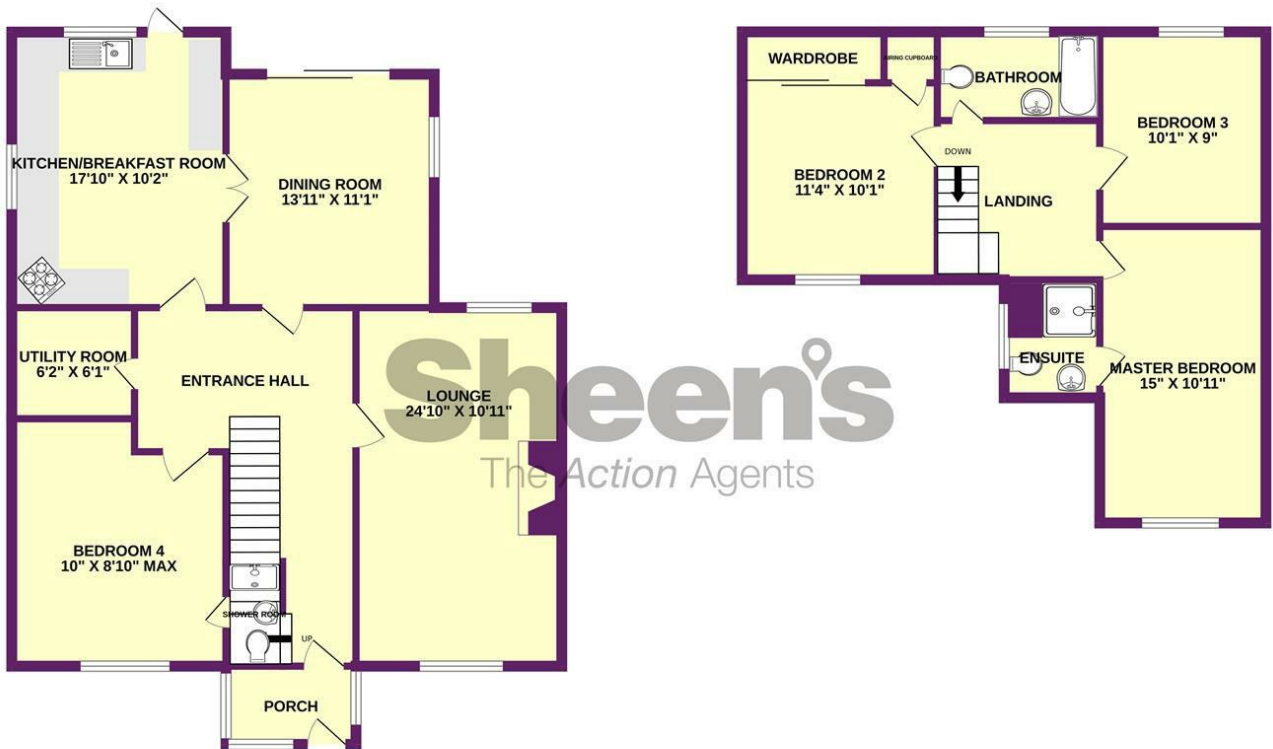
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

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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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