



Thorns Way Frinton Homelands, CO14 8SB

Situated on the sought after Frinton 'Homelands' development, on a corner plot, Sheen's Estate Agents have the pleasure in offering for sale this immaculate TWO BEDROOM DETACHED CHALET. The property is conveniently located within a quarter of a mile of shopping amenities at the Triangle Shopping Centre and is within three quarters of a mile of Frinton's town centre, mainline railway station and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- 18'6" Lounge With Log Burner
- Garden Room/Dining Room
- Ground Floor W/C
- Garage & Off Street Parking
- Gas Central Heating (n/t)
- Landscaped Rear Garden
- Large Corner Plot
- EPC Rating D
- Council Tax Band - D



Price £375,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed patio doors leading to:

Entrance Porch

Obscured sealed unit double glazed entrance door to:-

Hall

Stairflight to first floor. Understairs storage cupboard. Tiled flooring. Radiator. Door to:-



Cloakroom

White suite comprises low level w/c. Vanity wash hand basin. Part tiled walls. Radiator. Obscured sealed unit double glazed window to side.



Kitchen (L shaped)

18'5" nar to 8' x 13'7" nar to 6'9"

Fitted with a range of white fronted units. Marble work surfaces with splash backs. Inset bowl sink drainer unit with mixer taps. Inset five ring hob with fitted extractor above and built in double oven below (appliances not tested). Further selection of matching units both at eye and floor level. Fitted breakfast bar. Integrated washing machine and dishwasher. Integrated fridge and freezer. Tiled flooring. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed window to rear. Sealed unit double glazed door to:



Lean To

Private door to garage. Sealed unit double glazed door to front. Sealed unit double glazed door to rear.



Lounge

18'6" x 9'9"

Log burner. Tiled flooring. Two radiators. Sealed unit double glazed leadlight effect bay window to front. Sealed unit double glazed patio doors to:-



Garden Room/Dining Room

11'2" x 9'9"

Part brick base. Sealed unit double glazed windows to rear and side aspects. Composite roof tiles. Two wall mounted electric heaters (n/t). Sealed unit double glazed door to rear.



First Floor Landing

Built in airing cupboard. Sealed unit double glazed window to rear. Door to:



Bedroom 1

18'6" x 9'9"

Fitted his and her wardrobes with over head storage. Wood flooring. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed window to front.



Bedroom 2

11'8" x 10'4"

Wood flooring. Radiator. Sealed unit double glazed leadlight effect window to side.



Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage space under. Panelled bath with shower attachment. Fitted shower cubicle with wall mounted shower (n/t). Fully tiled walls. Tiled flooring Radiator. Obscured sealed unit double glazed window to side.



Outside - Front

Corner Plot. Hard standing area providing off street parking leading to garage with and electric roller door. Landscaped garden mainly laid to lawn. Array of beds stocking shrubs and bushes. Shingled borders. Mature tree. Access to rear via lean to.



Outside - Rear

Mainly shingled for low maintenance. Newly laid patio area. Array of shingled beds stocking bushes. Two summer houses to remain with power and lighting connected. Under cover seating. Raised beds stocking flowers, shrubs and bushes. Externally electrics connected for potential water feature. Borders stocked with bushes.



Alternate Rear View



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

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/08.24

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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