



The Close Frinton-On-Sea, CO13 9LU

** IMMACULATE BUNGALOW, INSIDE THE GATES ** Nestled at the end of a quiet cul-de-sac in the heart of the sought after coastal town of Frinton-on-Sea is this EXTENDED THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts a good sized welcoming entrance hall, a large modern fitted kitchen/dining room, two bathrooms, utility room and 'French' doors opening from the master bedroom to a west facing rear patio. Conveniently situated within a short stroll to the Seafront, town centre and the mainline railway station an early viewing is strongly advised to avoid disappointment. Call Sheen's today to arrange your appointment.

- Three Double Bedrooms
- Modern Fitted Kitchen/Diner
- Utility Room
- Bathroom & Shower Room
- Solar Panels
- 25'7" UPVC Conservatory
- West Facing Rear Garden
- Garage & Ample Off Street Parking
- Quiet Cul-De-Sac, Inside the Gates
- EPC Rating C



Price £610,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door giving access to:

Entrance Porch

Tiled flooring. Spot lights. Sealed unit double glazed windows to front and side aspect. Obscured sealed unit double glazed door with full length matching side panel giving access to:



Hallway

Loft access (lighting and part boarded). Built in airing cupboard housing electric hot water system. Smoke alarm. Radiator. Doors to:



Kitchen/Diner

18'6" x 10'5"

Modern fitted with a range of matching units. Granite work surfaces. Inset one and half bowl butler style sink with mixer tap and separate filtered drinking water. Gas and electric cooker point. Fitted extractor fan. Integrated dishwasher Further selection of matching units at both eye and floor level. Fitted matching full length larder style cupboard. Under unit lighting. Spot lights. Space for fridge and freezer. Luxury Vinyl flooring. Sealed unit double glazed window to front and side. Sealed unit double glazed door to:



Utility Room

11'10" x 7'

Fitted with a range of matching fronted units. Granite work surfaces. Inset butler sink with mixer tap. Fitted under unit water softer servicing property. Plumbing for washing machine. Further selection of matching units at floor level. Self clean glass roof. Sealed unit double glazed windows to side and rear aspect. Wall mounted electric heater. Sealed unit double glazed door giving access to rear.



Lounge

14' x 12'4" max

Exposed wooden flooring. Ornamental mantle with surround and gas fire under. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed 'French' style door with full length glazed panels leading to:



Conservatory

25'7" x 7'10"

UPVC construction. Poly-carbonated roof. Sealed unit double glazed windows to sides and rear aspect. Radiator. Sealed unit double glazed 'French' style doors leading to rear.



Master Bedroom

14' x 13'

Fitted wardrobes and drawers. Radiator. Sealed unit double glazed bay windows to rear. Sealed unit double glazed 'French' style doors to rear.



Bedroom Two/Dining Room

12'x 11'10"

Exposed wood flooring. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

10'10" x 9'10"

Radiator. Sealed unit double glazed window to front.



Shower Room

White suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards and drawers under. Fitted shower cubicle with wall mounted integrated shower attachment and controls. Shaver point. Part tiled walls. Fitted extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Bathroom

White suite comprising of low level W//C. Vanity wash hand basin with storage cupboard under. Panelled bath. Shaver point. Part tiled walls. Fitted extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Outside - Rear

West Facing. Mature well established garden with borders well stocked with flower, shrubs and bushes. Slabbed patio seating area. Vegetables growing area with greenhouse to remain. Two storage sheds to remain. Mature tree. Outside tap. Enclosed by panel fencing. Access to front via both sides.



Alternate Rear View



Outside - Front

Hard standing paved providing off street parking leading to garage with an electric up and over door. Beds stocking flowers, shrubs and bushes.



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

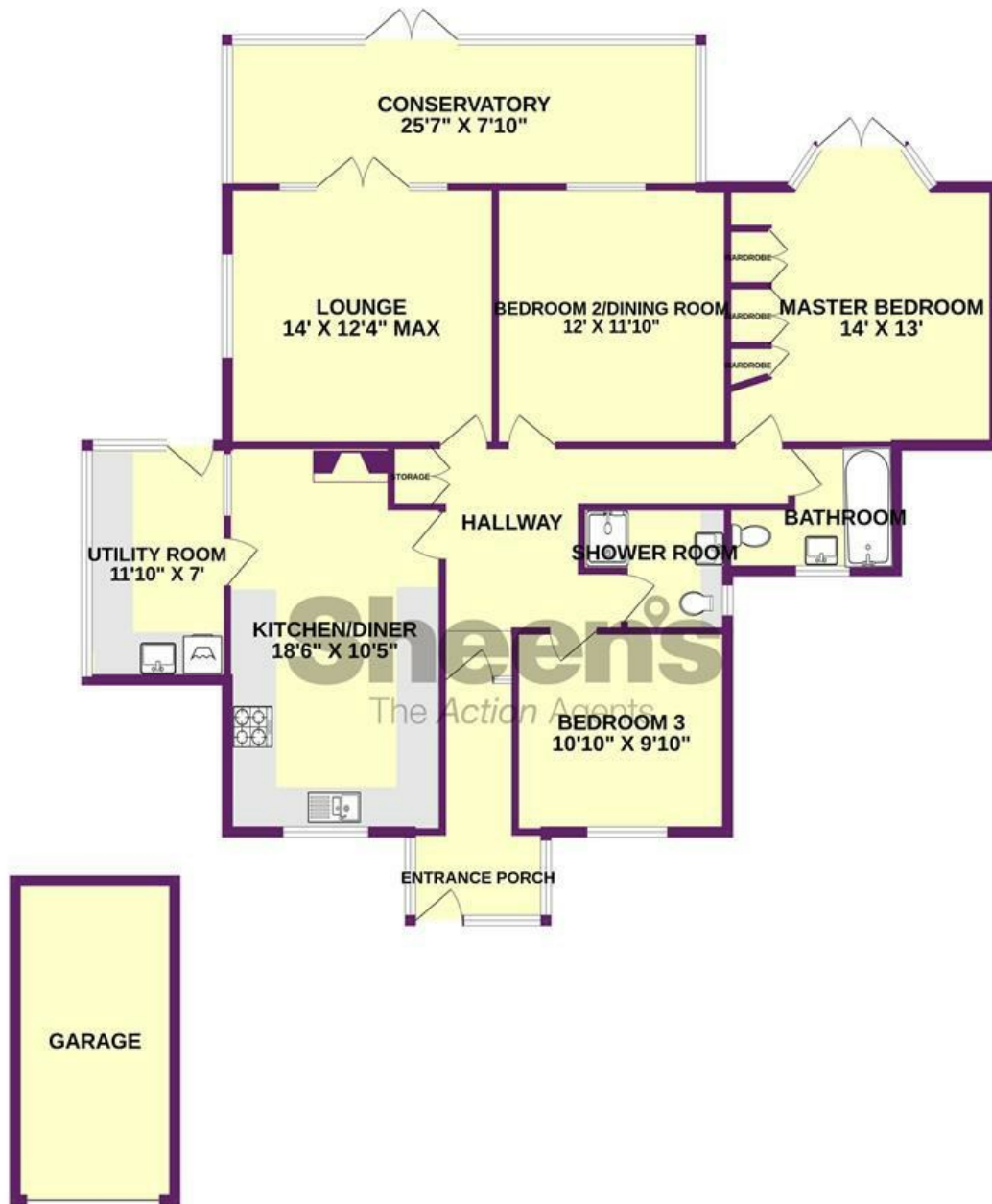
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



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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