



Frinton Road Frinton-On-Sea, CO13 0PD

Situated in a NON-ESTATE position in the sought after area of Kirby Cross, Sheen's Estate Agents have the pleasure in offering for sale this immaculate THREE BEDROOM DETACHED BUNGALOW. The property is conveniently located within three quarters of a mile of Frinton's town centre with shopping amenities, mainline railway station with links to London Liverpool Street and Seafront. The property also benefits from being within 20 meters of a bus stop offering bus routes to surround town's and villages and it is in the valuers opinion internal inspection is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite to Master Bedroom
- 15'2" x 14' Lounge
- 16'10" Kitchen/Diner
- Utility Room
- 12'6" x 10'5" Conservatory
- Under Floor Heating (n/t)
- Garage and Off Street Parking
- Close to Amenities
- EPC Rating C



Price £515,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door to:

Porch

Sealed unit double glazed windows to front and side aspect. Door to:

Entrance Hall

Built in airing cupboard. Solid wood flooring with under floor heating (n/t). Doors to:



Master Bedroom

13'3" x 11'8"

Two built in wardrobes. Vaulted ceiling. Sealed unit double glazed window to front. Door to:



En-Suite

White suite comprising of low level W/C with concealed cistern. Wash hand basin with inset feature mirror above. Fitted shower cubicle with wall mounted integrated shower (n/t). Fitted extractor (n/t). Heated towel rail. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.



Bedroom Two

10'4" x 10'2"

Built in wardrobe. Under floor heating (n/t). Sealed unit double glazed window to front.

Bedroom Three

11'1" x 7'9"

Built in wardrobe. Under floor heating (n/t). Sealed unit double glazed window to side.



Lounge

15'2" x 14'

Spot lights. Under floor heating (n/t). Sealed unit double glazed window to rear. Sealed unit double 'French' style doors to rear.



Bathroom

White suite comprising of low level W/C with concealed cistern. Wash hand basin. 'P-shaped' panelled bath with shower integrated shower. Fitted white high gloss storage cupboard. Fitted extractor (n/t). Fully tiled walls. Tiled flooring. Heated towel rail. Vaulted ceiling leading to skylight with self close rain sensors (n/t).



Utility

9'1" max x 6'0"

Marble effect rolled edge work surface with inset stainless steel bowl sink drainer unit with mixer taps. High gloss fronted storage units under. Plumbing for automatic washing machine (n/t). Wall mounted boiler providing heating and hot water throughout (n/t). Further matching storage units at eye level. Loft access. Part tiled walls. Under floor heating (n/t). Sealed unit double glazed window to side.



Kitchen/Diner

16'10" x 13'2"

Fitted with a range of matching high gloss fronted units. Granite work surfaces. Inset one and half bowl sink drainer unit with mixer tap and drainer. Inset five ring gas hob with fitted extractor fan above (n/t). Further selection of matching unit both at eye and floor level. Built in double oven and microwave (n/t). Wine rack. Fitted breakfast bar. Integrated fridge/freezer and dishwasher (n/t). Part tiled flooring and part solid wood flooring with under floor heating (n/t). Vaulted ceiling with skylight with electric blind. Two sealed unit full length picture windows to conservatory. Sealed unit double 'French' style doors to leading to:



Conservatory

12'6" x 10'5"

Part brick base. Pitched roof with 'self clean' glass. Solid wood flooring with under floor heating (n/t). Sealed unit double glazed window to side and rear aspect. Sealed unit 'French' style doors leading to:



Outside - Rear

Well maintained low maintenance garden. Hard standing patio area. Remainder laid to lawn. Array of border beds stocking flowers, shrubs and bushes. Access to front via side gate. Private access door to garage with power and lighting connected (n/t).



Outside - Front

Paved hard standing area providing off street parking leading to garage. Gentle slope pathway leading to entrance door.



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.

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.

COUNCIL TAX BAND D





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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