



## Chaplins Kirby Cross, CO13 0RU

Located in a quiet CUL-DE-SAC and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this SPACIOUS, FOUR/FIVE BEDROOM DETACHED HOUSE. The property is in need of some modernisation but offers generously sized accommodation with an en-suite to the master bedroom, three reception rooms and a double garage with ample off road parking. The property is conveniently located on the ever popular 'Frietuna' Development and is within a quarter of a mile of local shopping amenities at the Triangle shopping centre, less than a mile from Frinton's mainline railway station, and within one and a half miles of the town centre and seafront. An early viewing is strongly advised.

- Four Bedrooms
- Three Reception Rooms
- Utility Room
- En-Suite to Master Bedroom
- Double Garage & Ample Off Road Parking
- Ground Floor Cloakroom
- Modernisation Required
- No Onward Chain
- Council Tax Band - E
- EPC Rating - C



**Price £425,000 Freehold**

Accommodation comprises with approximate room sizes:-

### Entrance Hall

Stair flight to first floor with fitted stair lift. Under stairs storage cupboard. Radiator. Doors to:



### Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Part tiled walls. Tiled flooring. Loft hatch. Radiator. Obscured sealed unit double glazed window to side.



### Bedroom Five/Study

9'5" x 8'9"

Radiator. Sealed unit double glazed window to front.



### Kitchen

12'9" x 8'10"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset double stainless sink and drainer unit. Cooker to remain. Further selection of matching units both at eye and floor level. Wall mounted boiler providing heating and hot water throughout. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to rear. Open access to:



### Utility Room

9'5" x 5'6"

Eye and floor level cupboards. Rolled edge work surface. Inset stainless bowl sink and drainer unit. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door to side.



## Lounge

22" x 12'1"

Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed sliding patio door leading to rear garden. Open access to:



## Dining Room

9'8" x 9'4"

Radiator. Sealed unit double glazed window to rear.



## Landing

Built in airing cupboard housing hot water cylinder. Loft access with pull down ladder which is partially boarded with a light connected. Sealed unit double glazed window to front. Doors to:



## Master Bedroom

14'4" x 10'5"

Built in wardrobes. Fitted wardrobes and dressing table with drawers and shelving. Radiator. Sealed unit double glazed window to rear. Door to:



### En-Suite

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards under. Enclosed L-shaped bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.



### Bedroom Two

13'8" x 8'10"

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

12'3" x 8'2"

Radiator. Sealed unit double glazed window to front.



### Bedroom Four

10'7" x 8'11"

Radiator. Sealed unit double glazed window to front.



### Shower Room

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboards under. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachment. Part tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Outside - Rear

Part paved area. Remainder laid to lawn. Array of flowers, trees, shrubs and bushes. Private access door to double garage. Access to front via both side gates. Enclosed by panelled fencing.



### Outside - Front

Block paved driveway providing off street parking for several vehicles leading to garage with electric up and over door. Pathway leading to entrance door. Remainder laid to lawn and array of shrubs. Outside light.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

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/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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## Selling properties... not promises

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