



## Stablefield Road Frinton Homelands, CO14 8UQ

Being offered with NO ONWARD CHAIN and located on the popular 'Frinton Homelands' development is this TWO BEDROOM SEMI-DETACHED BUNGALOW. The property is perfectly located for ease of access to shopping amenities at the 'Triangle' shopping centre which are within 100 metres away and well connected bus routes. Situated on a corner plot, the front and rear gardens have been adapted for low maintenance gardening and the property boasts a large 14'1" UPVC conservatory, off street parking and a detached garage.

- Two Bedrooms
- Popular Frinton 'Homelands' Development
- Easy Reach To Shopping Amenities & Bus Routes
- Corner Plot With Low Maintenance Gardens
- Off Street Parking & Detached Garage
- 14'1" UPVC Conservatory
- No Onward Chain
- EPC Rating C
- Council Tax Band - C



**Price £250,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:

### Entrance Porch

Part brick base. Poly-carbonated roof. Obscured sealed unit double glazed windows to front and side aspect. Obscured sealed unit double glazed door leading to:



### Hallway

Built in double length storage cupboard. Further built in storage cupboard. Built in airing cupboard housing wall mounted combination boiler providing heating and hot water throughout. Loft access. Radiator. Doors to:



### Bedroom One

12'2" x 9'8" + dr

Radiator. Sealed unit double glazed window to front.



### Bedroom Two

9'10" x 7'4"

Radiator. Sealed unit double glazed window to rear.



## Lounge

16'7" x 12'

Radiator. Sealed unit double glazed window to front.



## Shower Room

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Fitted shower cubicle with integrated shower and fitted glass shower screen. Fully tiled walls. Heated towel rail. Tiled flooring. Obscured sealed unit double glazed window to rear.



## Kitchen

13'4" x 7'9"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in eye level oven. Further selection of matching units at both eye and floor level. Part tiled walls. Plumbing for automatic washing machine. Space for fridge/freezer. Sealed unit double glazed window to conservatory. Double glazed patio doors giving access to:



## Conservatory

14'1" x 8'1"

UPVC construction. Poly-carbonated roof. Sealed unit double glazed window to side and rear aspect. Sealed unit double glazed 'french' style doors giving access to:



### Outside - Rear

Low maintenance garden with majority shingled. Beds stocking flowers and shrubs. Glass constructed greenhouse. Gate giving access to hard standing area providing off street parking leading to a detached garage.



### Outside - Front

Corner plot position with majority laid to shingle. Array of shrubs and bushes. Pathway leading to entrance door.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

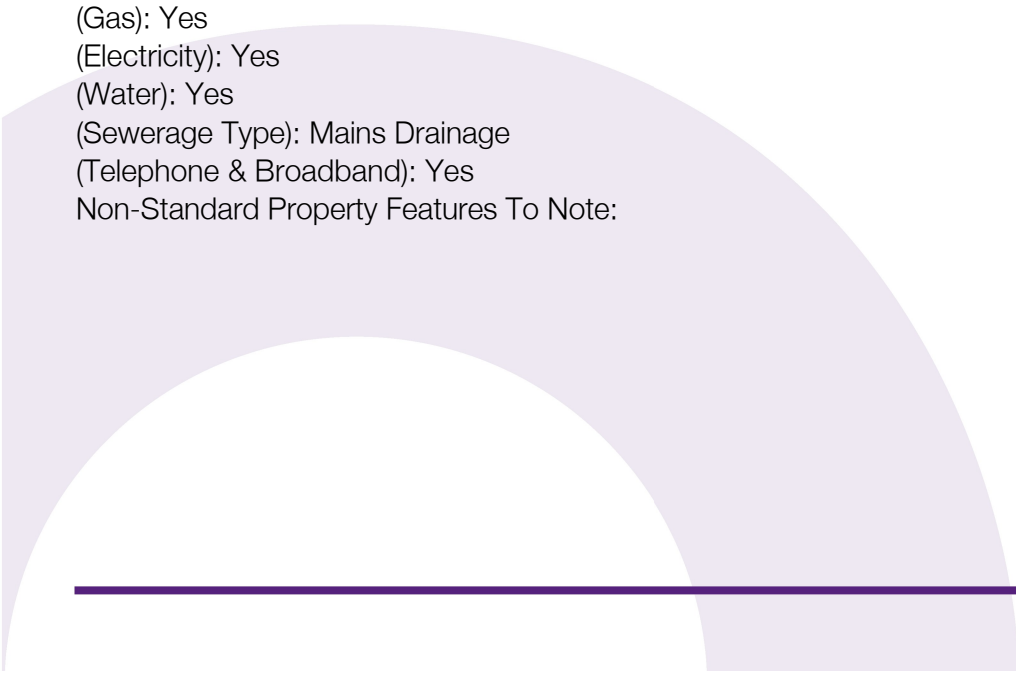
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:



**JAF/09.24**

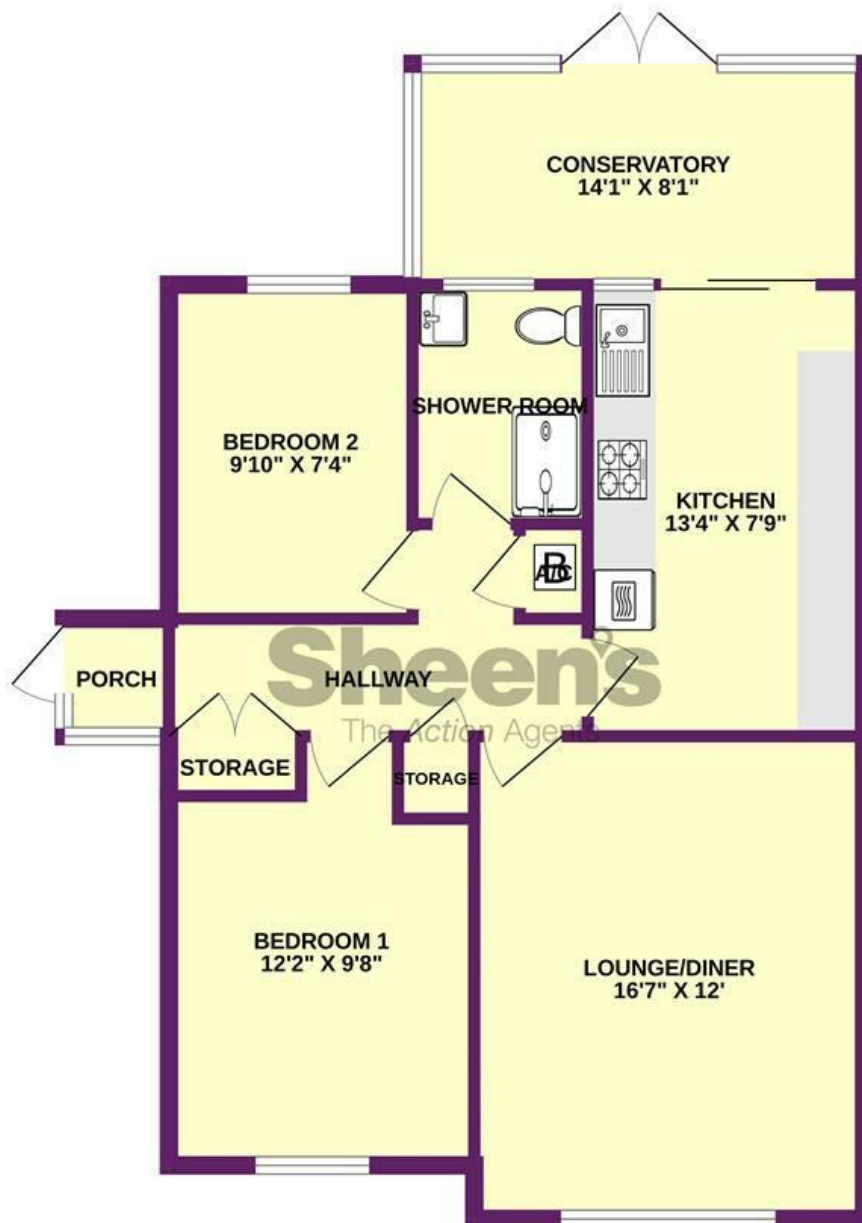
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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