



Village Way Kirby Cross, CO13 0PE

*** SOUTH FACING *** Nestled in the heart of a substantial sized plot, boasting from original character features and tucked away in a secluded and peaceful position, Sheen's Estate Agents are delighted in bringing to market this CHARMING, THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property benefits from an en-suite to master bedroom, three reception rooms, double garage with ample off road parking and a spacious plot with potential to extend S.T.P.P. The property is conveniently located approximately one mile from Frinton's mainline railway station, sea front and shopping amenities in Connaught Avenue as well as within easy walking distance of local schools and college. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Three Double Bedrooms
- En-Suite to Master Bedroom
- Garden Room
- Spacious Plot With Potential To Extend S.T.P.P.
- Double Garage & Off Road Parking
- South Facing Secluded and Peaceful Garden Areas
- Character Property
- Sought After Position
- Council Tax Band - E
- EPC Rating - E



Price £525,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hall

Vinyl flooring. Door to kitchen. Door to:-



Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and handless storage cupboards under. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Kitchen/Breakfast Room

13'3" x 12'4"

Fitted with a range of matching fronted units. Granite effect hard edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Further selection of matching units both at eye and floor level. Built in eye level double electric oven. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Wall mounted boiler providing heating and hot water throughout. Part tiled walls. Laminate flooring. Built in pantry cupboard with integral shelving and an obscured sealed unit double glazed window to side. Radiator. Sealed unit double glazed leadlight windows to front and rear aspect. Door to:



Dining/Family Room

16'4" into bay x 15"

Marble fire surround with freestanding electric fire. Radiator. Sealed unit double glazed leadlight bay window to front. Sealed unit double glazed leadlight window to side. Door to:



Hall

Built in storage cupboard. Loft access. Radiator. Doors to:



Lounge

16' into bay x 15'4"

Brick built fireplace with open fire under. Radiator. Sealed unit double glazed leadlight window to front. Sealed unit double glazed leadlight bay window to side.



Master Bedroom

12'4" x 11'4"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed leadlight window to rear. Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed shower cubicle with wall mounted power shower attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



Bedroom Two

12" x 10'3"

Fitted wardrobes. Radiator. Sealed unit double glazed leadlight window to rear.



Bedroom Three

11'7" x 11'5"

Built in airing cupboard housing hot water cylinder. Fitted wardrobes. Radiator. Sealed unit double glazed leadlight window to side.

Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and a range of matching cupboards under. Walk in double length shower cubicle with fitted shower screen and wall mounted power shower attachment. Part tiled walls. LVT flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Garden Room

18'5" x 6'11"

Vinyl flooring. Wall lights. Sealed unit double glazed door to front. Sealed unit double glazed leadlight window to side. Sealed unit double glazed sliding patio door leading to:



Outside- Rear

Part block paved seating area. Part wooden decking. Remainder laid to lawn. Array of trees, shrubs and bushes. Shed to remain. Greenhouse to remain. Access to front via side gate. Outside lights and socket. Enclosed by panelled fencing. Side gate leading to:



Alternate Rear View



Outside - Courtyard

Fully paved area. Beds stocked to shingle with shrubs. Shed to remain. Outside tap. Outside light. Access to front via side gate leading to front door and private access doors to double garage.



Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to double garage with two separate up and over doors. Remainder laid to large area of lawn which also provides further parking. Array of trees and shrubs. Enclosed by panelled fencing and hedging.



Alternate Front View



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):

Non-Standard Property Features To Note: None

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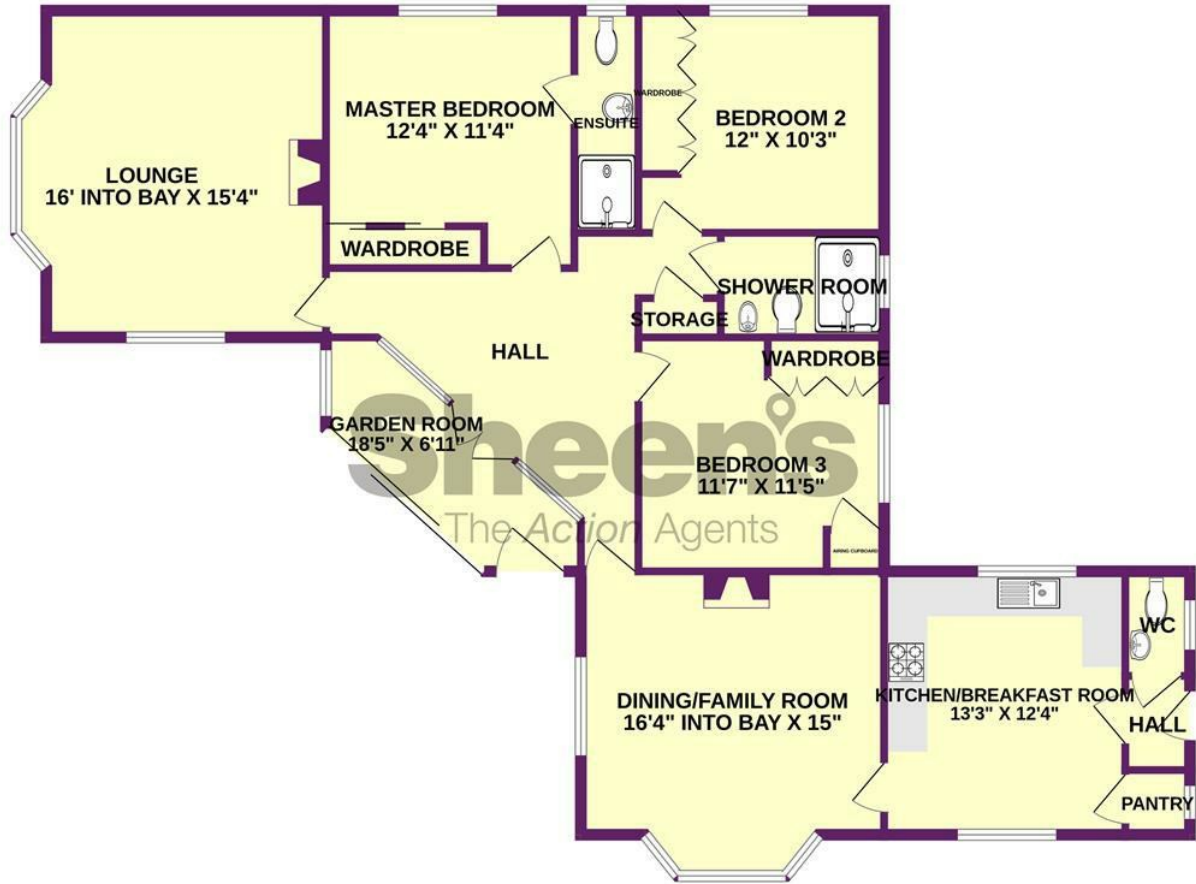
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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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