



Sunningdale Way Kirby Cross, CO13 0TX

Nestled in a quiet cul-de-sac position on the sought after 'Frietuna' development and having undergone a complete programme of modernisation by the current owners is this unique, THREE BEDROOM DETACHED BUNGALOW with a DOUBLE GARAGE. The property boasts a high end finish throughout boasting a stunning fully fitted kitchen, newly fitted bathroom and cloakroom, newly installed gas central heating system, south west facing rear garden and a beautiful 'Bradstone' cobble driveway leading to a detached double garage. The property is conveniently located within one mile of Frinton's 'Triangle' shopping centre, mainline railway station with links to London Liverpool Street, Seafront and shopping amenities in Connaught Avenue. An early viewing is highly recommended to fully appreciate the accommodation which is on offer.

- **Three Bedrooms**
- **Completely Modernised With High End Finish**
- **Newly Fitted Bathroom & Separate Cloakroom**
- **Newly Installed Electrics & Gas Central Heating System**
- **No Onward Chain**
- **Modern Fully Fitted Kitchen**
- **Quiet Cul-de-Sac Position**
- **Ample Off Street Parking & Detached Double Garage**
- **South West Facing Rear Garden**
- **EPC Rating - C / Council Tax Band - D**



Price £525,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite entrance door with full length obscured glazed panel leading to:

Entrance Porch

Luxury vinyl flooring. Obscured sealed unit double glazed door with matching full length glazed panel leading to:

Hallway

Built in storage cupboard housing newly installed wall mounted 'Worcester' Bosch combination boiler providing heating and hot water throughout. Loft access with pull down ladder (part boarded with power and lighting connected). Luxury vinyl flooring. Wired smoke alarm. Radiator. Doors to:



Master Bedroom

12'7" x 12'

Luxury vinyl flooring. Radiator. Sealed unit double glazed window to rear.



Bedroom Two

10'1" x 9'2"

Luxury vinyl flooring. Radiator. Sealed unit double glazed window to front with fitted blinds to remain.



Bedroom Three

12' x 7'6"

Luxury vinyl flooring. Radiator. Sealed unit double glazed door with matching full length glazed panel leading to rear.



Bathroom

Newly installed white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled bath with shower attachment and fitted glass shower screen. Luxury vinyl flooring. Heated towel rail. Obscured sealed unit double glazed window to front.



Cloakroom

Newly fitted white suite comprising of low level. Vanity wash hand basin with storage cupboard under. Luxury vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.



Kitchen

10'2" x 9'1"

Newly fitted with a range of modern fronted units with integral handles. Square edge work surfaces with matching upstands. Inset four ring 'Neff' induction hob. Inset butler style stainless steel sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Integrated 'Neff' double oven. Integrated 'Bosch' dishwasher. Integrated 'Bosch' fridge/freezer. Plumbing for washing machine. Under unit changeable lighting. Electric plinth heater. Luxury vinyl flooring. Wired heat sensor. Obscured sealed unit double glazed door to side. Sealed unit double glazed window to front with fitted blind to remain.



Lounge

15'5" x 13'9"

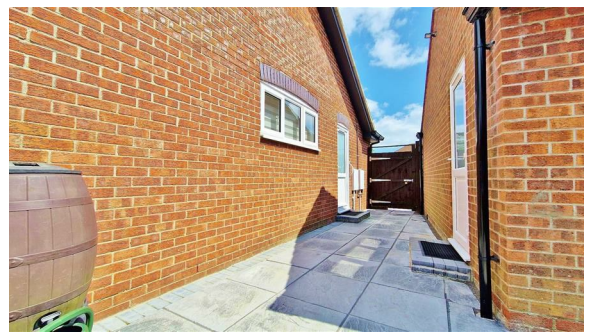
Luxury vinyl flooring. Two radiators. Sealed unit double glazed window to side with fitted blinds to remain. Sealed unit double glazed 'French' style doors with matching full length glazed panel on both sides giving access to rear.



Outside - Rear

40' x 50'

South West Facing. Large newly laid patio entertaining area. Majority laid to lawn Borders well stocked with flowers, shrubs and bushes. Further raised bed stocking shrubs. Block paved storage area. Enclosed by panel fencing. Access to front via both sides. Private access door to double garage.



Outside - Front

'Bradstone' cobble tech driveway providing ample off street parking for several vehicles. Part laid to lawn. Part shingled. Outside tap. Outside lighting.



Double Garage

16'10" x 16'4"

Power and lighting connected with separate fuse board. Electric up and over door leading to front.

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:

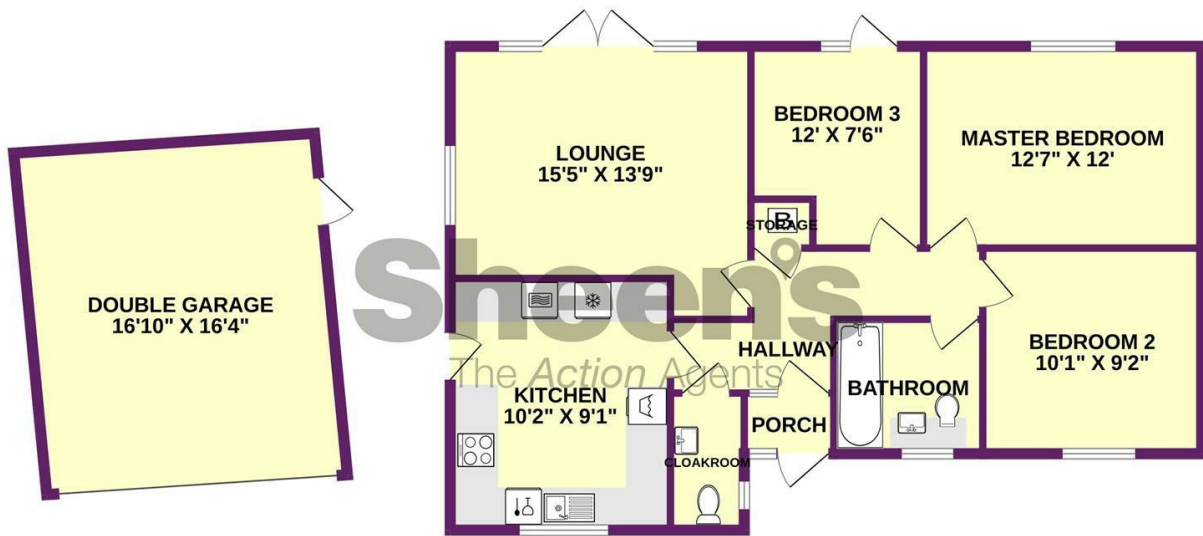
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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