



Frinton Road Kirby Cross, CO13 0PW

Situated in a NON-ESTATE position, nestled on a corner plot Sheen's Estate Agents have the pleasure in offering for sale this well presented, spacious THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts two large conservatories to the rear offering large versatile living space, en-suite to the master bedroom, south facing manageable rear garden and ample off street parking leading to a detached garage. Located within half a mile of local shopping amenities and within one and a quarter miles of Frinton's town centre, mainline railway and seafront an early viewing is strongly recommended the appreciate the accommodation on offer.

- Three Double Bedrooms
- En-Suite To Master Bedroom
- Well Presented Spacious Accommodation
- Non-Estate On A Corner Plot
- Ample Off Street Parking & Detached Garage
- South Facing Low Maintenance Garden
- Must Be Viewed
- No Onward Chain
- EPC Rating D
- Council Tax Band - C



Price £425,000 Freehold

Sealed unit double glazed entrance door with full length double glazed window leading to:

Entrance Porch

Poly-carbonate roof. Obscured sealed unit double glazed door giving access to:



Hallway

Built in storage cupboard, Over head meter cupboard storage. Loft access with pull down ladder (boarded with lighting). Radiator. Doors to:



Master Bedroom

11'6" x 10'1"

Radiator. Sealed unit double glazed window to front and rear aspect. Door to:



En-Suite

Modern white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Built in shower cubicle with wall mounted integrated shower and over head 'rainfall' shower and separate attachment. Heated towel rail. Fully tiled walls. Tiled flooring. Fitted extractor fan. Wall mounted air blower. Obscured sealed unit double glazed window to rear.



Bedroom Two

12' x 10'10"

Radiator. Sealed unit double glazed window to front.



Bedroom Three

12' x 9'

Radiator. Sealed unit double glazed window to side.



Shower Room

Modern white suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Fitted one and half length shower cubicle with wall mounted integrated shower and over head rainfall shower with separate attachment and fitted seat. Fitted glass shower screen. Fully tiled walls. Tiled flooring. Heated towel rail. Ceiling mounted 3kw body dryer. Fitted storage cupboard. Three obscured sealed unit double glazed windows to side.



Kitchen

11'10" x 10'8"

Fitted with a range of white matching fronted units. Wood effect rolled edge work surfaces. Inset four ring gas hob with fitted extractor fan above. Inset bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Built in eye level double oven. Glass display cupboards. Plumbing for washing machine. Plumbing for dishwasher. Enclosed wall mounted combination boiler providing heating and hot water throughout (installed 2023). Part tiled walls. Tiled flooring. Radiator. Two sealed unit double glazed windows to side.



Lounge

15' x 12'

Ornamental feature fireplace with inset electric fire under. Two radiators. Sealed unit double glazed window to side. Two double glazed picture length windows and open access to:



Conservatory/Dining Area

22'7" x 7'3"

Part brick base. Poly-carbonated roof. Radiator. Sealed unit double glazed windows to rear and side aspect. Obscured sealed unit double glazed door giving access to rear. Open access to kitchen. Sealed unit double glazed patio door giving access to:



Conservatory/Sitting Room

11'10" x 11'7"

UPVC construction. Poly-carbonate roof. Wall mounted electric heater. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed patio doors giving access to rear.



Outside - Rear

South/west facing. Low maintenance landscaped rear garden. Borders well stocked with flowers, shrubs and bushes. Part shingled area. Part artificial grass. Hard standing patio area. Timber constructed summer house. Outside tap. Outside lighting. Raised pond with power and water feature. Enclosed by panel fencing. Access to front via large side gate. Further shingled area with private access door to garage.



Outside - Front

Landscaped with shingled beds stocking array of flowers and bushes. Part artificial grass. Large paved hard standing area providing ample off street parking for several vehicles leading to under cover car port leading to detached garage. Electric gates giving access to front.



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/10.24

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



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.
Made with Metropix ©2024

Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents