



Warley Way Frinton-On-Sea, CO13 9PA

Located inside the Frinton 'Gates' within 100 metres of the seafront is this STUNNING, EXTENDED TWO/THREE BEDROOM DETACHED BUNGALOW. The property is located in a sought after private road and offers modern spacious accommodation throughout. You are welcomed into the property by a large entrance hall with doors leading to a modern fitted kitchen/breakfast room, 24' lounge/diner and sun room both with bi-folding doors opening onto a manicured 56' west facing rear garden. To the front is a low maintenance garden with off street parking leading to a garage and within an easy stroll to the Greensward and seafront. Frinton's town centre and mainline railway station are within one mile of the property and an early viewing is strongly recommended to fully appreciate the size and condition of the property on offer.

- Extended With Three Bedrooms
- Sun Room/Bedroom Three
- 24' Lounge/Diner With Bi-Folding Doors
- Immaculately Presented Throughout
- Utility Room & Separate Cloakroom
- Manicured 56' West Facing Rear Garden
- Inside The Gates
- Private Road Within 100 Metres Of Seafront
- Must be Viewed
- EPC Rating - C / Council Tax Band - C



Price £525,000 Freehold

Accommodation comprises with approximate room sizes:-

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

Entrance Porch

Wood flooring. Obscured sealed unit double glazed door giving access to:

Hallway

11'2" x 7'8"

Loft access. Wood flooring. Radiator. Doors to:



Kitchen/Breakfast Room

13" x 10'4"

Fitted with a range of modern matching fronted units. Square edge solid wood work surfaces. Inset one and a half bowl ceramic sink drainer unit with mixer tap. Inset four ring electric hob with built in double oven under and fitted extractor hood above. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Plumbing for dishwasher. Wall mounted enclosed combination boiler providing heating and hot water throughout. Part tiled walls. Wood flooring. Under unit lighting. Plinth lighting. Fitted solid wood breakfast bar. Radiator. Sealed unit double glazed window to front with fitted shutter. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door giving access to:



Lean To

Polycarbonate roof. Fitted storage cupboards and shelving. Hardwood door giving access to front and rear.



Bedroom

11'5" x 9'10"

Fitted wardrobes with mirrored sliding doors. Wood flooring. Radiator. Sealed unit double glazed window to front with fitted shutters.



Bathroom

Modern white suite comprises of low level WC. Vanity wash hand basin with storage, drawers and shelving under. Enclosed P-shaped panelled bath with wall mounted electric shower and fitted glass shower screen. Fully tiled walls. Tiled flooring. Heated towel rail. Radiator. Two obscured sealed unit double glazed windows to side.



Bedroom

12" x 11"

Wood flooring. Fitted wardrobes with overhead storage. Radiator. Sealed unit double glazed patio doors giving access to:



Sun Room/Bedroom 3

12'1" x 11'2"

Wood flooring. Radiator. Sealed unit double glazed bi-folding doors leading to rear. Doors to:



Lounge/Diner

24" x 14"

Wood flooring. Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed bi-folding doors leading to rear.



Lean To

17'5" x 7'2"

Built in storage cupboard with overhead storage. Skylight. Sealed unit double glazed door and window to potting shed. Sealed unit double glazed door to garage storage. Door to:



Potting Shed

Cloakroom/Utility

White suite comprises of low level WC. Vanity wash hand basin with storage cupboard under. Plumbing for washing machine. Obscured sealed unit double glazed window to front.



Potting Shed

Polycarbonate roof. Tiled flooring. Window to rear. Stable door giving access to:



Outside - Rear

56" West Facing. Large paved patio entertaining area. Aluminium constructed pergola with tilt and turn blinds. Remainder landscaped being majority laid to lawn. Large borders well stocked with flowers, shrubs and bushes. Wooden storage shed. Enclosed by panelled fencing. Part shingled further patio seating area. Outside lights.



Alternate Rear View



Outside - Front

Low maintenance, landscaped being partly laid to shingle with array of shrubs and bushes. Hardstanding paved area providing ample off street parking leading to garage with and up and over door. Outside light.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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

JAF/11.24

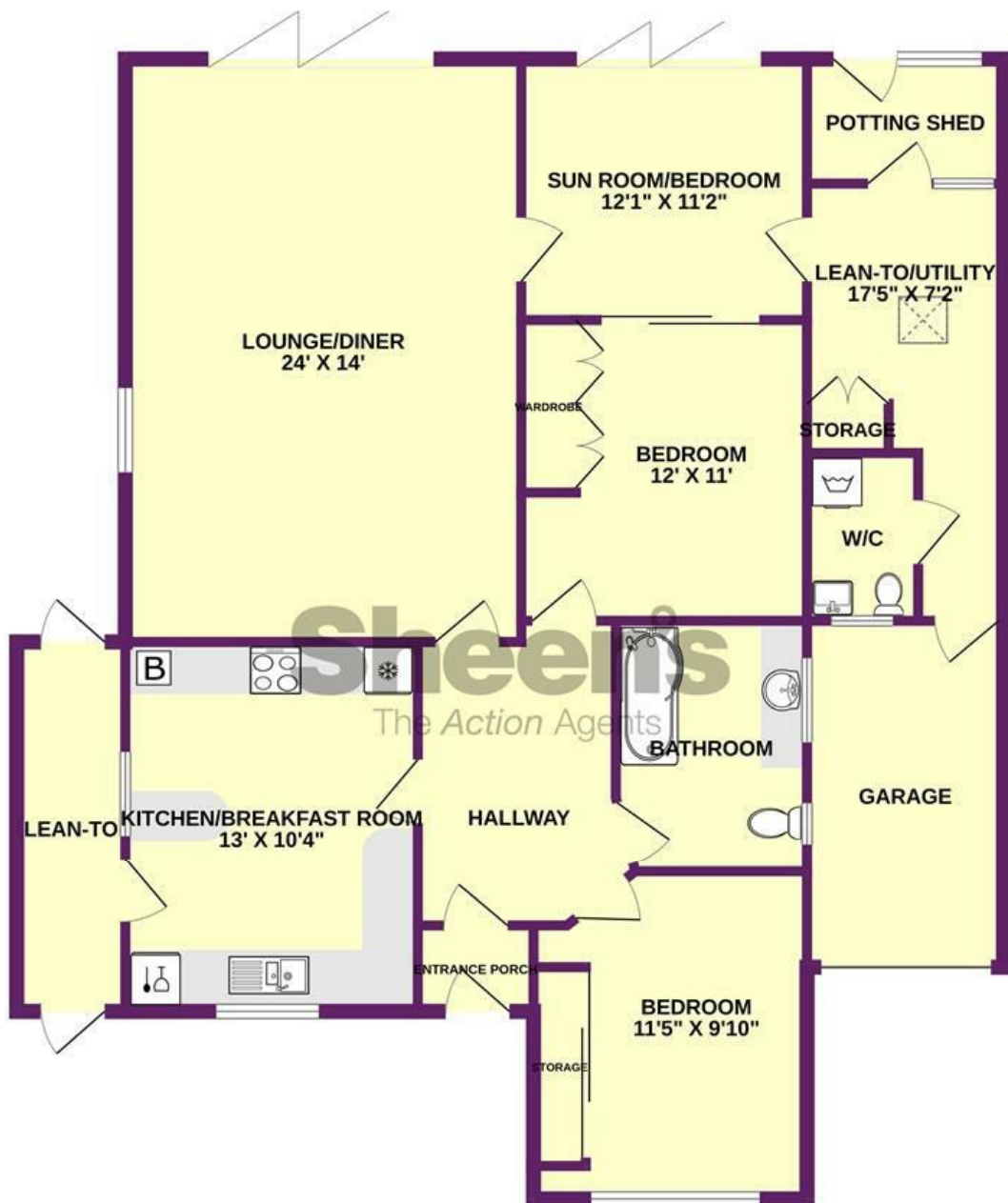
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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