



Walton Road Frinton-on-Sea, CO13 0AD

**** SPACIOUS, ENERGY EFFICIENT CHARACTER PROPERTY **** Located in the sought after coastal town of Frinton-on-Sea in a non-estate position is this **THREE/FOUR BEDROOM DETACHED BUNGALOW**. This charming character filled property is being offered with **NO ONWARD CHAIN** and is perfectly situated for ease of access to the seafront which is within 200 metres away. The property boasts three reception rooms, a shower and bathroom, solar panels, secluded rear garden and ample off street parking leading to a large car port and garage. Shopping amenities and the mainline railway station at Frinton-on-sea and located within one mile of the property and an early viewing is strongly recommended to fully appreciate the accommodation which is on offer.

- **Three/Four Bedrooms**
- **Non-Estate Character Property**
- **Three Reception Rooms**
- **Solar Panels**
- **No Onward Chain**
- **200 Meters To Seafront**
- **Secluded Rear Garden**
- **Ample Off Street Parking & Garage**
- **Must Be Viewed**
- **EPC Rating C / Council Tax Band - D**



Price £415,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite entrance door leading to:-

Entrance Porch

Tiled flooring. Obscured double glazed door leading to:-

Entrance Hall

Built in storage cupboard. Loft access with pull down ladder. Radiator. Doors to all rooms. Door to:-



Lounge

14'10" x 12'5"

Brick built fireplace with inset log burner and tiled hearth. Fitted storage cupboards and TV plinth. Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front.



Bedroom 1

14'9" max x 12'5"

Ornamental feature fireplace with tiled surround. Built in wardrobes with sliding doors. Radiator. Sealed unit double glazed window to bay window to front.



Bedroom 2

12'4" x 10'

Radiator. Sealed unit double glazed window to side.



Bedroom 3 / Study

8' x 7'5"

Radiator. Sealed unit double glazed window to side.



Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. P shaped panelled bath with shower attachment. Part tiled walls. Wood flooring. Built in airing cupboard. Heated towel rail. Radiator. Obscured sealed unit double glazed window to side.



Sitting Room / Bedroom 4

12'5" x 12'4"

Ornamental cast iron feature fireplace with tiled hearth. Built in storage cupboard. Radiator. Two sealed unit double glazed windows and door to sunroom/dining room.



Kitchen

12'3" x 10'

Fitted with a range of medium oak country style fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with built in double oven under and extractor hood above. Further selection of matching units at both eye and floor level. Plumbing for dishwasher and washing machine. Corner display shelving. Glass display cupboards. Built in pantry. Built in larder. Part tiled walls. Tiled flooring. Sealed unit double glazed window to side. Sealed unit double glazed windows and door giving access to:-



Sunroom / Dining Room

20'06" x 11'1"

Tiled flooring. Two radiators. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed French style doors giving access to rear. Obscured sealed unit double glazed door leading to garage. Bi-folding door leading to:-



Shower Room

White suite comprises low level w/c with concealed cistern. Wash hand basin. Fitted double length shower cubicle with wall mounted electric shower. Fully tiled walls. Tiled flooring. Extractor fan. Heated towel rail.



Garage

19'8" x 8'10"

Power and lighting connected. Wall mounted boiler providing heat and hot water throughout. Fitted work bench and shelving. Obscured sealed unit double glazed window to rear. Up and over door to front.

Outside - Rear

Landscaped rear garden. Part patio area. Part laid to lawn. Borders well stocked with flowers, shrubs, bushes and trees. Further raised shingled area. Wooden storage shed. Enclosed by panel fencing. Outside lights. Outside tap. Timber constructed log store. Access to front via side.



Outside - Front

Majority shingled providing ample off street parking. Beds stocking flowers, shrubs and bushes. Further hardstanding area under polycarbonate car port leading to garage.



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:

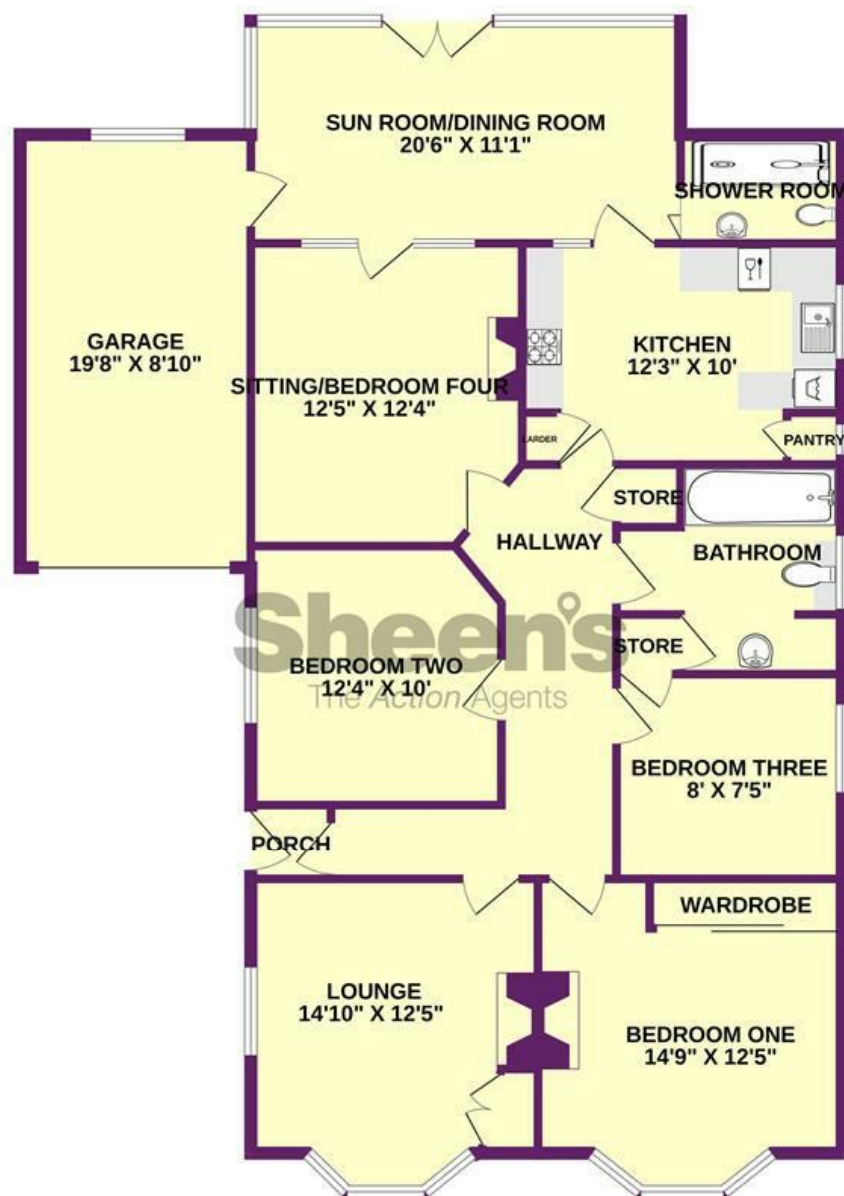
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 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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Selling properties... not promises

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