



Roydon Way Frinton-On-Sea, CO13 0AL

Having undergone a full programme of modernisation and located just outside the Frinton 'Gates' in a sought after position, Sheen's Estate Agents have the pleasure in bringing to market this immaculate TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts good sized accommodation throughout offering an en-suite to the master bedroom, 23' kitchen/diner, second kitchen/utility room, 16'2 lounge leading onto a 16'7 conservatory. There is a landscaped low maintenance rear garden and off street parking to a garage/storage room. Frinton's town centre, mainline railway station and seafront are within easy reach of the property and an early viewing is strongly recommended to fully appreciate the accommodation which is on offer.

- Two Double Bedrooms
- En-Suite To Master Bedroom
- Beautifully Presented Throughout
- 23'8" x 11' Kitchen/Diner
- 9'10" Kitchen/Utility
- 16'2" x 15'7" Lounge
- Walk To Frinton Town Centre
- Sought After Location
- Off Street Parking & Garage Storage
- EPC Rating C/ Council Tax Band - D



Price £465,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite entrance door leading to entrance porch.

Entrance Porch

Door leading to:

Hallway

Solid wood flooring. Natural light port. Loft access. Doors to all rooms. Door to:-



Bedroom 1

13'5" x 11'5"

Fitted wardrobes. Wood flooring. Radiator. Sealed unit double glazed window to front. Door to:-



En-Suite

Modern suite comprises low level w/c. Vanity wash hand basin. Fitted shower cubicle with integrated electric shower. Fully tiled walls. Tiled flooring with underfloor heating. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side.



Bedroom 2

11'10" x 11'5"

Fitted wardrobes. Wood flooring. Radiator. Sealed unit double glazed window to front.



Shower Room

Modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin. Bidet. Double length corner shower cubicle with integrated shower controls and over head rainfall shower. Fully tiled walls. Tiled flooring with under floor heating. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.



Kitchen/Diner

23'8" x 11'

Fitted with a range of modern fronted units. Square edge quartz work surfaces with upstands. Inset one and a half bowl sink drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Built in double eye level oven. Further selection of matching units at both eye and floor level. Plumbing for dishwasher. Space for fridge/freezer. Tiled flooring. Natural light port. Radiator. Sealed unit double glazed window to rear. Door leading to:-



Utility Room/Kitchen

9'10" x 7'1"

Modern work surfaces with inset five ring gas hob with extractor hood above. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Plumbing for washing machine. Space for fridge. Part tiled walls. Tiled flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door to rear. Door to:-



Garage/Storage

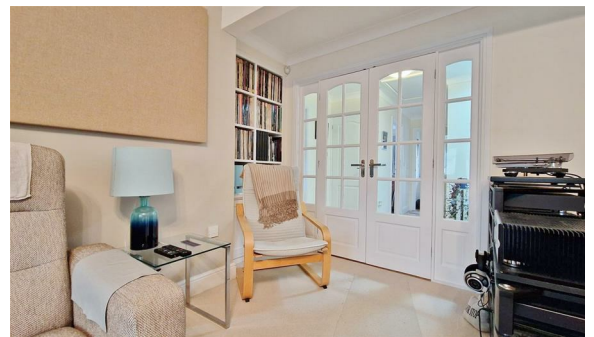
9'6" x 7'5"

Fitted shelving. Electric roller door to front.

Lounge

16'2" x 15'7"

Fitted shelving and TV plinth with storage cupboards under. Two radiators. Two sealed unit double glazed windows to conservatory. Sealed unit double glazed French doors to leading to:-



Conservatory

16'7" x 11'3"

Part brick base. Polycarbonate roof. Wood flooring. Underfloor heating. Sealed unit double glazed windows to rear and side aspects. Sealed unit French doors giving access to rear.



Outside - Rear

Low maintenance courtyard style rear garden. Part shingled area. Well stocked with flowers, shrubs and bushes. Wooden storage shed. Sunken pond. Enclosed by panelled fencing.



Outside - 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:

JAF/01.25

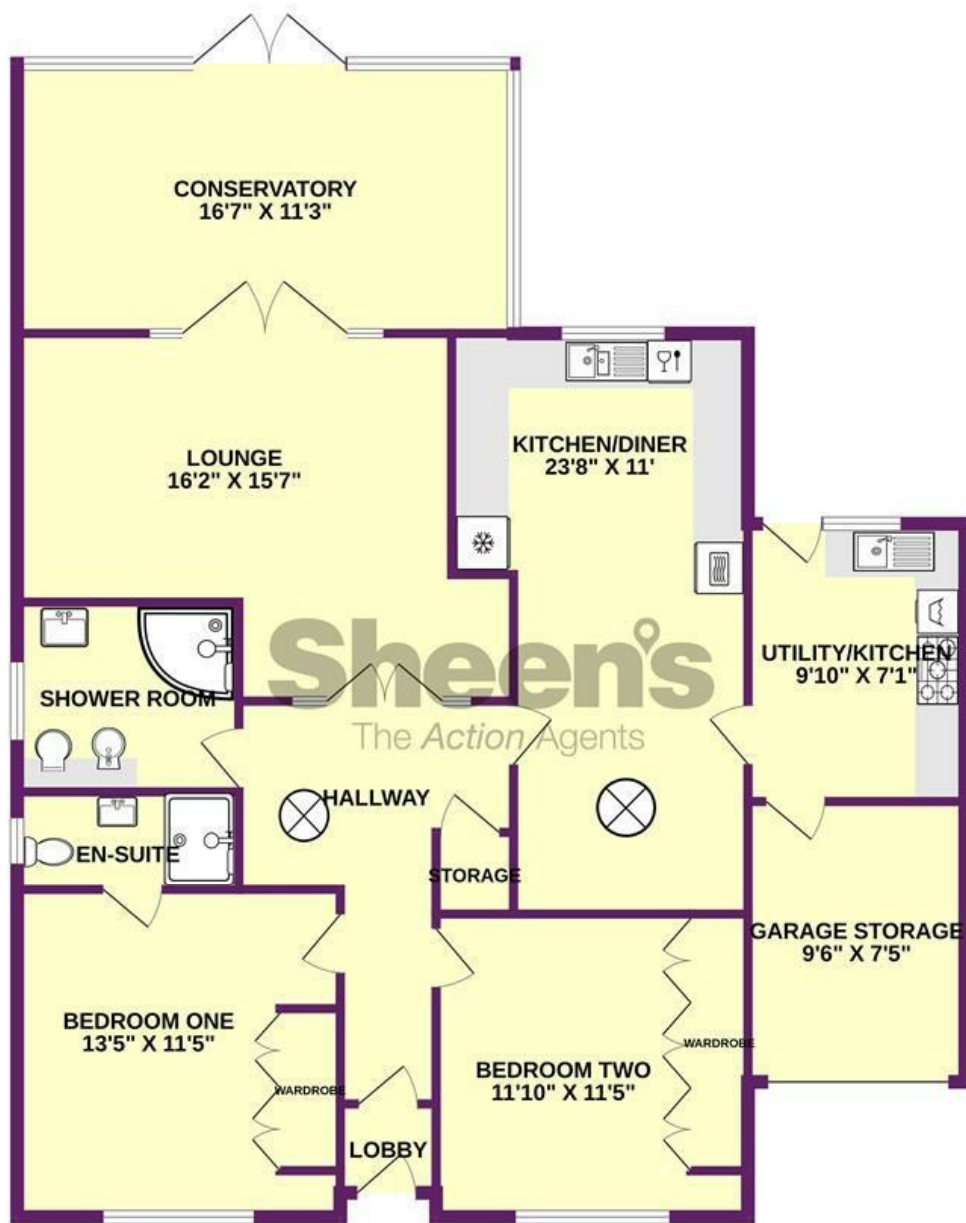
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their 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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