



## Orchard Gardens Kirby Cross, CO13 0FL

Being offered with NO ONWARD CHAIN and located on the outskirts of the ever popular Frinton-on-Sea, nestled in a quiet CUL-DE-SAC, Sheen's Estate Agents are delighted to offer for sale this 2020 built IMMACULATE, THREE BEDROOM DETACHED BUNGALOW. The property boasts a light and airy feel throughout with an en-suite to the master bedroom, modern fully fitted kitchen/breakfast room, south facing rear garden off street parking and garage. The property has easy access to Frinton's town centre and Seafront via Frinton Road with regular buses and there is a local amenities store located within half a mile of the property. An early viewing is highly recommended to fully appreciate the property and accommodation which is on offer.

- Three Double Bedrooms
- Newly Built In 2020
- En-Suite To Master Bedroom
- Quite Cul-De-Sac Position
- 16'3" Kitchen/Breakfast Room
- 17'1" x 11' Lounge
- South Facing Rear Garden
- No Onward Chain
- Off Street Parking & Garage
- EPC Rating B/ Council Tax Band - E



**Price £475,000 Freehold**

Accommodation comprises with approximate room sizes:-

Composite obscured sealed unit double glazed entrance door leading to:-

### Hallway

Built in storage cupboard. Built in airing cupboard housing wall mounted combination boiler providing heating and hot water throughout. Loft access. Radiator. Sealed unit double glazed window to rear. Doors to all rooms. Door to:-



### Bedroom 1

14'8" x 11'8"

Built in double wardrobe with mirrored sliding doors. Radiator. Sealed unit double glazed bay window to front. Door to:-



### En-Suite

Modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Double length shower cubicle with over head rainfall shower and separate attachment. Fully tiled walls. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to rear.



### Bedroom 2

12'2" x 11'2"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.



### Bedroom 3

10'4" x 9'9"

Radiator. Sealed unit double glazed window to front.



### Bathroom

Modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled bath with shower attachment. Part tiled walls. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.



## Kitchen/Breakfast Room

16'3" x 11'2"

Modern matching fronted units. Quartz worksurfaces with upstands. Inset five ring gas hob with extractor hood above. Built in eye level microwave and oven. Integrated dishwasher and washing machine. Further selection of matching units at both eye and floor level. American style fridge/freezer to remain. Breakfast bar. Wood flooring. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed French doors giving access to rear. Door to:-



### Lounge

17'1" x 11'

Radiator. Sealed unit double glazed window to side. Sealed unit French style doors giving access to rear.



### Outside - Rear

Large south facing garden. Part patio area. Remainder laid to lawn. Raised wood chipped beds stocking shrubs and bushes. Outside tap. Outside lights. Access to front via gate.



## Outside - Front

Part shingled area. Hardstanding block paved driveway providing off street parking leading to garage with an up and over door.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: Management Fee £245 per annum for up keep of road and communal areas.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

## JAF/02.25

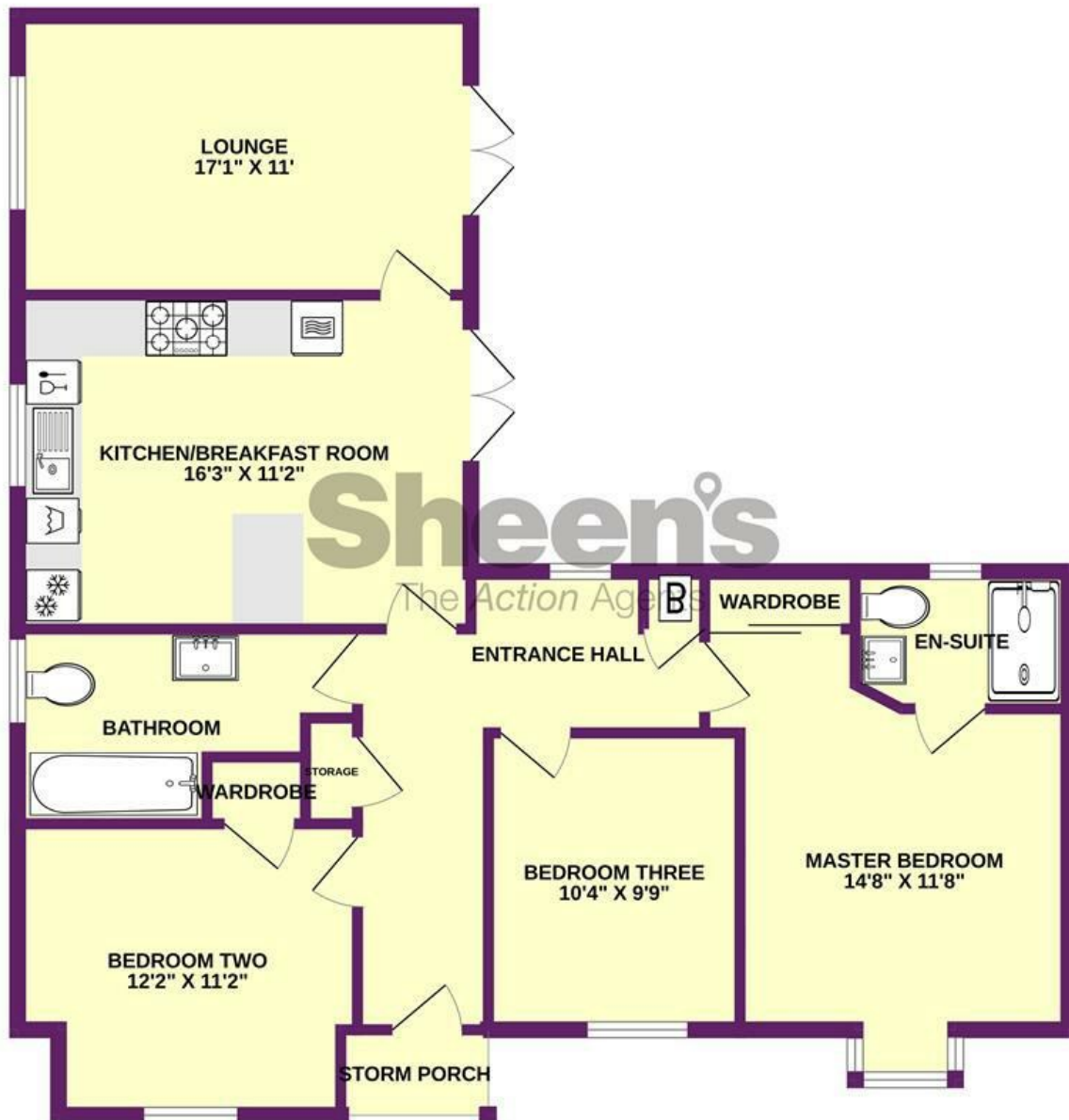
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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

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**Sheen's**  
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