



## Ken Gatward Close Frinton-On-Sea, CO13 9FF

Situated inside Frinton's prestigious 'Gates', Sheen's Estate Agents have the pleasure in offering for sale this 2015 built, THREE BEDROOM SEMI-DETACHED HOUSE. The property boasts from being immaculately presented throughout and benefits from a conservatory to the rear, en-suite to master bedroom, ground floor cloakroom and utility and a west facing garden. The property is also conveniently located on the sought after 'Hamilton Gate' development which is situated approximately half a mile from the mainline railway station with links to London Liverpool Street, shopping amenities in Connaught Avenue and Seafront. It is the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite To Master Bedroom
- Ground Floor Cloakroom
- 18' Kitchen/Diner & Utility Room
- Newly Built In 2015
- Inside The Frinton 'Gates'
- Immaculately Presented Throughout
- EPC Rating B
- Council Tax Band D



**Price £415,000 Freehold**



Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door giving access to:

### Hallway

13' x 7'

Stair flight to first floor. Under stairs storage cupboard. Luxury vinyl flooring. Radiator. Doors to:



### Lounge

13' x 12'3"

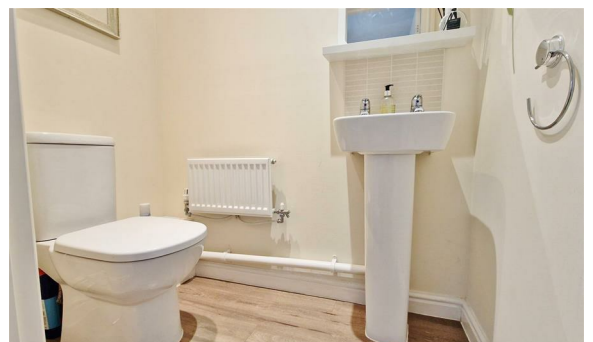
Luxury vinyl flooring. Radiator. Sealed unit double glazed windows to side and front aspect.



### Cloakroom

5'4" x 3'

White suite comprising of low level W/C. Pedestal wash hand basin. Fitted extractor fan. Luxury vinyl flooring. Radiator.



### Kitchen/Diner

18' x 9'3"

Fitted with a range of modern white fronted units. Rolled edge wood effect work surfaces with upstand. Inset stainless steel double bowl sink unit with mixer tap. Inset four ring gas hob with built in double oven under and fitted extractor fan above. Further selection of matching units at both eye and floor level. Integrated fridge freezer. Integrated dishwasher. Under unit lighting. Part tiled walls. Radiator. Luxury vinyl flooring. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style door leading to conservatory. Door to:



### Utility Room

7'5" x 5'3"

Fitted with a range of modern white fronted units. Rolled edge wood effect work surfaces with upstand. Wall mounted enclosed combination boiler providing heating and hot water throughout. Plumbing for washing machine. Luxury vinyl flooring. Radiator. Sealed unit double glazed window to side.



### Conservatory

8'5" x 8'

UPVC construction. Glass self-clean pitched roof. Fitted blinds to remain. Tiled flooring. Sealed unit double glazed 'French' style doors giving access to rear garden.



### First Floor Landing

Built in storage cupboard. Loft access. Doors to:



### Master Bedroom

13' x 10'8"

Radiator. Sealed unit double glazed window to front. Door to:



### En-Suite

White suite comprising of low level W/C.. Pedestal wash hand basin. Fitted corner shower cubicle with integrated shower. Tiled splash backs. Fitted extractor fan. Heated towel rail. Obscured sealed unit double glazed window to front.





### Bedroom Two

9'6" x 9'5"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

9'5" x 8'4"

Radiator. Sealed unit double glazed window to rear.



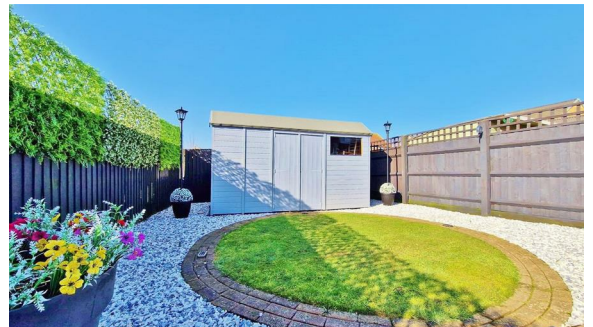
### Bathroom

Modern fitted white suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath with wall mounted electric shower and fitted glass shower screen. Tiled splashbacks. Heated towel rail. Obscured sealed unit double glazed window to side.



### Outside - Rear

45' West Facing. Low maintenance. Landscaped garden with patio seating area. Part laid to lawn. Shingled borders Wooden storage shed./workshop to remain with power and lighting connected. Enclosed by panel fencing. Outside lighting. Access to front via gate.



### Outside - Front

Hard standing providing off street parking. Part shingled. Pathway leading to entrance door under a storm porch.



### 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/03.25

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.

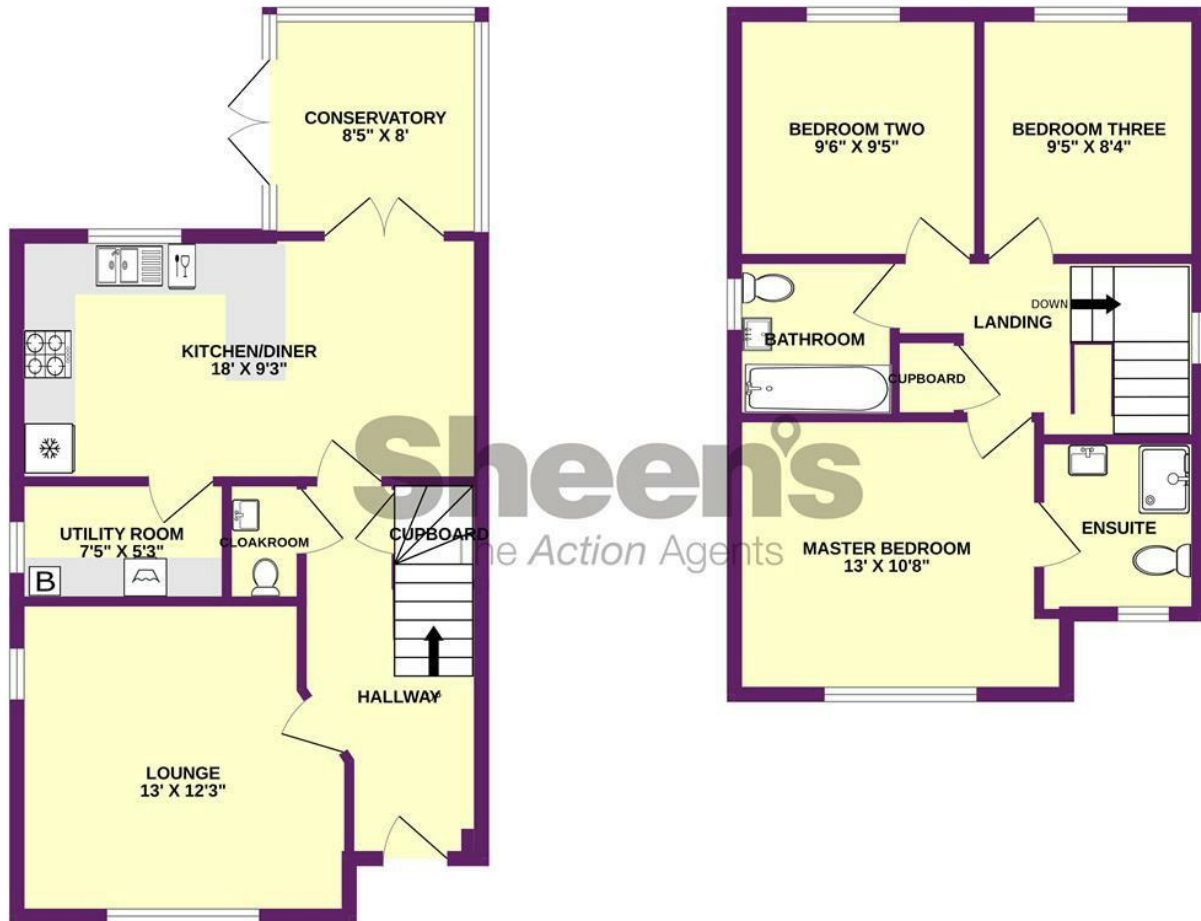
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have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

1ST 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