



## Hadleigh Road Frinton-On-Sea, CO13 9HW

Located inside Frinton's prestigious 'Gates', Sheen's Estate Agents have the pleasure in offering for sale this CHARACTER filled, THREE BEDROOM DETACHED HOUSE. 'Conifer Trees' offers good sized accommodation benefitting from two reception rooms, Jack & Jill bathroom and a SOUTH EAST FACING garden. The property is situated within two hundred metres of Frinton's seafront and with the town centre and mainline railway station located within a quarter of a mile away. It is the valuer's opinion that an internal viewing is highly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- Dining Room/Family Room
- Jack & Jill Bathroom
- Ground Floor Cloakroom
- Kitchen/Breakfast Room
- South East Facing Garden
- Garage & Off Road Parking
- Inside Frinton Gates
- Council Tax Band - E
- EPC Rating - D



**Price £525,000 Freehold**



Accommodation comprises with approximate room sizes:-

## Hall

Herringbone effect vinyl flooring. Radiator. Door to:



## Entrance Hall

Stair flight to first floor. Doors to:



### Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Radiator. Obscured sealed unit double glazed port hole to front.



### Kitchen/Breakfast Room

14'5" x 13'

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit with mixer tap. Inset four ring 'Smeg' gas hob with 'Smeg' extractor hood above. Built in eye level 'Smeg' electric oven. Further selection of matching units both at eye and floor level. Wall mounted combination boiler providing heating and hot water throughout. Plumbing for washing machine. Space for fridge/freezer. Under stairs storage cupboard. Part tiled walls. Tiled effect vinyl flooring. Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed window to front.



## Lounge

17'10" x 12'1"

Wood flooring. Wall lights. Radiator. Sealed unit double glazed window to side and rear.





## Dining Room/Family Room

24'4" x 16'

Laminate flooring. Two radiators. Sealed unit double glazed windows to rear. Sealed unit double glazed door leading to rear garden. Door to:



## Alternate Dining/Family Room



### Bedroom Three

11' x 8'8"

Laminate flooring. Radiator. Sealed unit double glazed window to front.



### Landing

Built in storage cupboard with integral shelving. Obscured window to side. Doors to:



### Bedroom One

17'11" x 12'1"

Fitted wardrobes. Radiator. Sealed unit double glazed windows to side and rear. Door to Jack and Jill en-suite. Door to:





### Office

10'6" x 4'4"

Inset bookshelf area with integral shelving. Wall mounted electric heater. Sealed unit double glazed window to side.



### Jack & Jill Bathroom

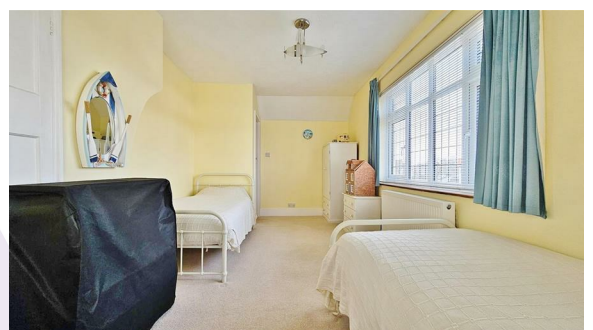
White suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with shower hose attachment. Part tiled walls. Vinyl flooring. Loft access. Extractor fan. Built in storage cupboard with integral shelving. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side. Door to:



### Bedroom Two

17'11" x 9'7"

Fitted storage cupboard. Radiator. Sealed unit double glazed windows to side and front.



### Outside - Rear

Part paved area. Remainder laid to lawn. Borders stocked with an array of flowers trees and shrubs. Featured water fountain. Further additional private garden laid to shingle with seating area and wooden storage shed to remain. Access to front via side gate. Outside socket. Enclosed by panelled fencing.





### Alternate Outside Rear View



### Outside - Front

Block paved driveway providing off street parking for several vehicles leading to garage with double doors. Remainder laid to lawn. Featured border stocked with flowers.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/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 - £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.

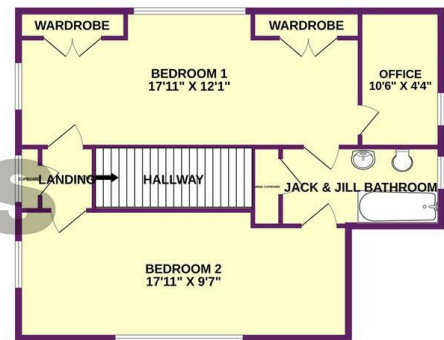




GROUND FLOOR



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.  
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## Selling properties... not promises

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**Sheen's**  
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