



Ashes Close Frinton Homelands, CO14 8TZ

IDEAL INVESTMENT OPPORTUNITY Situated in a quiet cul-de-sac position on the popular Frinton Homelands development, Sheen's Estate Agents have the pleasure in bringing to market this immaculately presented FIVE BEDROOM DETACHED HOUSE. The property benefits from a 32' SEPARATE BESPOKE BUILDING with its own private entrance and is beautifully presented throughout, offering a ground floor cloakroom, kitchen/diner and ample off road parking. The property is also conveniently located within half a mile of shopping amenities at the Triangle shopping centre and is within one and a half miles of Frinton's town centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- Five Bedrooms
- 32' Separate Bespoke Annexe
- Beautiful Kitchen/Diner
- Ground Floor Cloakroom
- Family Bathroom
- Off Road Parking
- Solar Panels
- Popular Homelands Development
- No Onward Chain
- Council Tax Band - D / EPC Rating - B



Price £495,000 Freehold

Accommodation comprises with approximate room sizes:-

Composite door leading to:-

Entrance Hall

Stair flight to first floor with seagrass carpet. Under stairs storage cupboard housing water softener. Dark oak flooring. Spotlights. Radiator. Two obscured sealed unit double glazed windows to front. Door to:-



Cloakroom

Low level w/c. Pedestal wash hand basin. Tiled splashback. Dark oak flooring. Spotlights. Obscured sealed unit double glazed window to side.



Lounge

19'3" x 11'10"

Log burner. Dark oak flooring. Wall lights. Two radiators. Sealed unit double glazed bay window to front. Double sliding doors leading to:-



Kitchen/Diner

23'4" x 10'9"

Fitted with a range of matching high gloss units. Square edge work surfaces. Inset sink and drainer unit with mixer tap. Inset four ring electric hob with electric oven under and extractor hood above. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls. Dark oak flooring. Feature panelled wall. Vertical radiator. Sealed unit double glazed windows to side and rear. Sealed unit double glazed door leading to rear garden. Door to:-



Bedroom 5 / Study

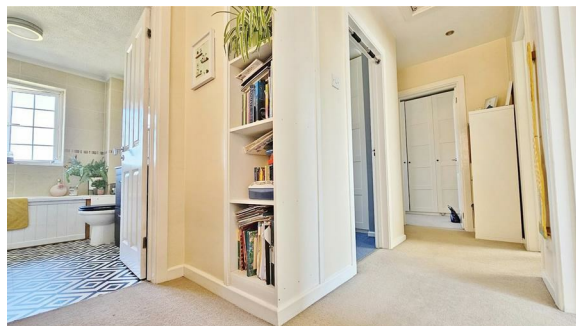
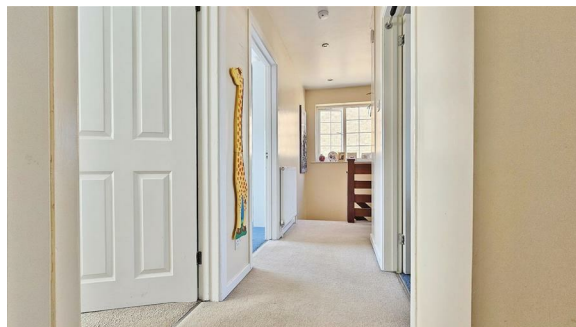
19'5" x 9'8"

Built in wardrobes. Spotlights. Radiator. Sealed unit double glazed window to front.



Landing

Loft access with pull down ladder housing newly installed combination boiler providing heat and hot water throughout. Power and light connected and boarded. Spotlights. Radiator. Sealed unit double glazed window to side. Doors to all rooms. Door to:-



Master Bedroom

11'10" x 10'4"

Built in wardrobes. Radiator. Sealed unit double glazed window to rear with backwater views.



Bedroom 2

11' x 10'5"

Sealed unit double glazed window to rear with backwater views. Radiator.



Bedroom 3

12'6" x 7'4"

Spotlights. Radiator. Sealed unit double glazed window to front.



Bedroom 4

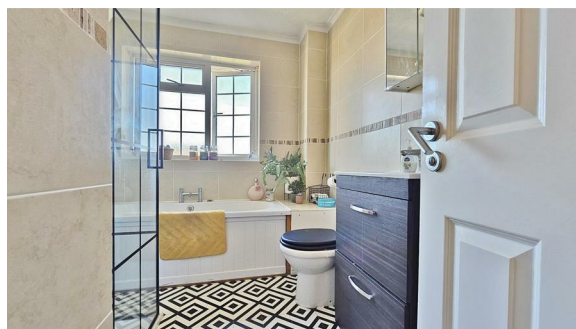
14'10" x 7'2"

Spotlights. Radiator. Sealed unit double glazed window to front.



Bathroom

Four piece comprises low level w/c. Vanity wash hand basin with mixer tap and storage space under. Larger than average enclosed panelled bath. Fitted shower cubicle with rainfall and wall mounted attachments. Fully tiled walls. Vinyl flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.



Outside - Rear

Part paved area. Remainder laid to astro turf. Beds stocked with array of flowers and shrubs. Sheds to remain. Wood store. Outside socket. Fitted fully owned solar panels. Access to front via side gate. Enclosed by panelled fencing. Private door leading to:-



Bespoke Annexe

32'8" x 19'6"

Own private entrance from Elm Tree Avenue with intercom entry system which can be used as an annex, business or Air B&B. Fitted with a range of units. Inset stainless steel bowl and drainer unit. Inset four ring electric hob. Built in eye level double electric oven. Space for fridge/freezer. Pedestal wash hand basin. Dark oak laminate flooring. Large built in storage cupboard. Extractor fan. Telecom entry system. Skylight. Three sealed unit double glazed sash windows to front. Composite door leading to rear access. Door to:-



Shower Room

Low level WC. Vanity wash hand basin with mixer tap and storage space under. Extractor fans. Spotlights. Two obscured sealed unit double glazed windows to rear.



Outside - Front

Block paved driveway providing off street parking. Remainder laid to shingle with array of bushes. Sunken pond.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

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:

JD/05.25

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



ASHES CLOSE

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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