



## Charnock Close Kirby Cross, CO13 0RT

**\*\* NEW TO MARKET \*\*** Sheen's Estate Agents are delighted in bringing to market this SPACIOUS, THREE BEDROOM DETACHED BUNGALOW on the popular Frietuna Development. The property is being with NO ONWARD CHAIN and is positioned in the corner of a peaceful cul-de-sac. Key features of this superb property include a great size lounge/diner, kitchen, master bedroom with modern en-suite shower room, two further double bedrooms, modern family bathroom, conservatory, front and rear gardens, DETACHED DOUBLE GARAGE and block paved driveway. Charnock Close is positioned within easy reach of the beach and shops at Frinton-on-Sea, Frinton Railway Station and the new Tesco's Store at the Triangle Shopping Centre. An early viewing is advised in order to appreciate this property and its location. It is in the valuer's opinion that an early viewing is highly recommended to avoid disappointment.

- Three Double Bedrooms
- No Onward Chain
- Double Garage
- Quiet Cul-De-Sac Position
- Popular 'Frietuna' Development
- En-Suite to Master Bedroom
- Modernisation Required
- Close to Shops & Amenities
- EPC Rating TBC
- Council Tax Band E

**Price £400,000 Freehold**



Accommodation comprises with approximate room sizes:-

Sealed unit double glazed tilt and turn entrance door leading to:

### Entrance Porch

Hardwood entrance door with obscured full length glazed window to:

### Hallway

Built in airing cupboard. Built in storage cupboard. Radiator.  
Doors to:





### Kitchen

13'9" 8'6"

Fitted with a range of matching fronted units. Marble effect rolled edge work surfaces. Inset one and half bowl stainless steel sink drainer unit with mixer tap. Inset four ring gas hob with fitted extractor fan above. Built in double eye level oven. Further inset bowl sink drainer unit with mixer tap. Selection of matching units at both eye and floor level. Plumbing for automatic washing machine. Corner display shelving. Fully tiled walls. Wall mounted boiler providing heating and hot water throughout. Sealed unit double glazed 'Georgian' style window to front. Sealed unit double glazed door leading to side.



## Lounge/Diner

21'2" x 17'4"

Ornamental feature fireplace with marble surround and inset electric fire under. Two radiators. Sealed unit double glazed 'Georgian' style window to rear. Double glazed patio doors leading to:



## Conservatory

14' x 8"

Part brick base. Poly-carbonated roof. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed patio doors leading to rear.



## Master Bedroom

17'4" x 10'

Built in three double wardrobes. Further fitted wardrobes with over head storage. Radiator. Sealed unit double glazed 'Georgian' style window to rear. Door to:



## En-Suite

Modern suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. Fitted double length shower cubicle with wall mounted electric shower. Fully tiled walls. Heated towel rail. Obscured sealed unit double glazed window to side.





### Bedroom Two

11'6" x 10'

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



### Bedroom Three

11'6" x 9'3"

Radiator. Sealed unit double glazed 'Georgian' style window to front.



### Bathroom

White suite comprising of low level with concealed cistern. Vanity wash hand basin with storage cupboard under. Panelled bath with shower attachment. Fully tiled walls. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to side.



### Outside - Rear

Secluded with part hard standing patio area. Majority laid to lawn with borders well stocked with flowers, shrubs and bushes. Wooden storage shed to remain. Private access door leading to double garage. Access to front via side.



### Double Garage

17'6" 16'4"

Power and lighting connected. Two up and over doors to front.



### Outside - Front

Majority laid to lawn. Hard standing paved area providing ample off street parking leading to a double garage. Beds stocking shrubs.



### Disclaimer - wide angle lens etc.

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.

### DH/06.25

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.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

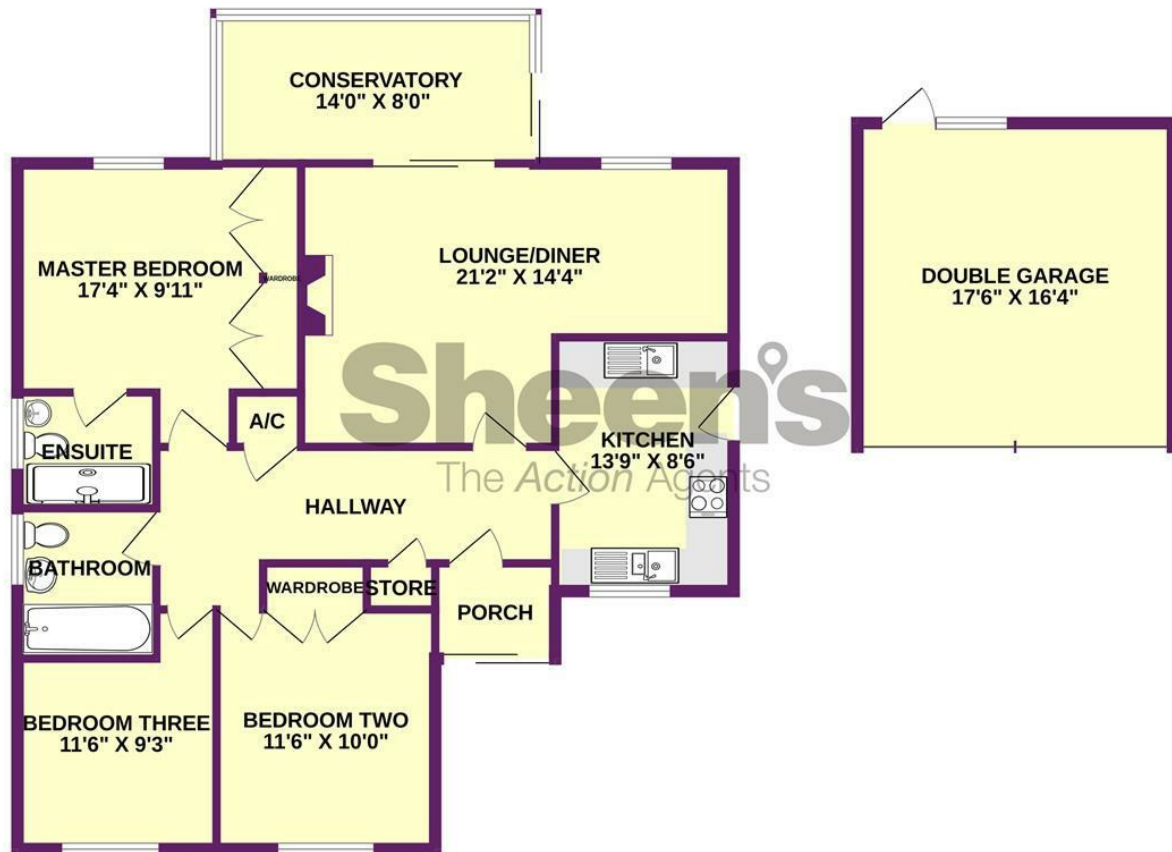
(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:



## 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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