



Poynter Place Kirby Cross, CO13 0TT

Nestled in a quiet cul-de-sac position on the sought after 'Frietuna' development, Sheen's Estate Agents have the pleasure in offering for sale this well presented THREE BEDROOM DETACHED BUNGALOW with a DOUBLE GARAGE. The property boasts modern interior throughout boasting good sized accommodation throughout, a manicured south facing rear garden and ample off street parking leading to a detached double garage. The property is conveniently located within one mile of Frinton's 'Triangle' shopping centre, mainline railway station with links to London Liverpool Street, Seafront and shopping amenities in Connaught Avenue. An early viewing is highly recommended to fully appreciate the accommodation which is on offer.

- Three Bedrooms
- Quiet Cul-De-Sac Position
- Well Presented With Modern Fittings Throughout
- Popular 'Frietuna' Development
- Manicured South Facing Rear Garden
- Ample Off Street Parking & Detached Double Garage
- Close To Shopping Amenities
- Must Be Viewed
- EPC Rating TBC
- Council Tax Band - D



Price £459,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured leadlight double glazed entrance door giving access to:-

Entrance Porch

Tiled flooring. Obscured sealed unit double glazed leadlight windows to front and side aspects. Obscured hardwood glazed entrance door with full length obscured leadlight glazed window panel leading to:-

Hallway

Loft access. Built in storage cupboard. Radiator. Door to:-



Kitchen

10'6" x 9'1"

Fitted with a range of modern matching fronted units. Bevelled rolled edge solid stone worksurfaces. Inset one and a half bowl butler sink with mixer tap. Inset four ring gas hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge. Vertical radiator. Sealed unit double glazed window to front aspect. Obscured sealed unit double glazed leadlight door giving access to side.



Bedroom 1

10'8" x 12'1"

Built in wardrobes to one wall. Radiator. Sealed double glazed window to rear.



Bedroom 2

10'1" x 9'1"

Radiator. Sealed double glazed window to front.



Bedroom 3

12'6" x 7'6"

Radiator. Sealed double glazed window to rear.



Shower Room

Modern fitted suite comprises low level w/c. Pedestal wash hand basin. Shower cubicle with integrated wall mounted shower. Fitted glass shower screen. Extractor fan. Tiled flooring. Part tiled walls. Heated towel rail. Obscured sealed double glazed window to front.



Cloakroom

Low level w/c. Wash hand basin with tiled splashback. Wood laminate flooring. Radiator. Obscured sealed double glazed leadlight window to side.



Lounge

16' x 13'9"

Wood laminate flooring. Two vertical radiators. Sealed double glazed window to side. Sealed unit double glazed patio doors giving access to rear.



Outside - Rear

South facing. Large patio area. Remainder laid to lawn. Brick built barbecue. Beds stocking flowers, shrubs and bushes. Private access door to garage. Access to front via gate. Open access to:-



Outside - Side

Further patio area, wooden storage shed to remain. Gate giving access to front. Outside double socket.



Double Garage

17'3" x 16'4"

Power and lighting connected. Two electric roller doors to front.

Outside - Front

Array of bushes. Driveway providing ample off street parking leading to double garage. Pathway leading to entrance door.

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 - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

JAF 0725

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

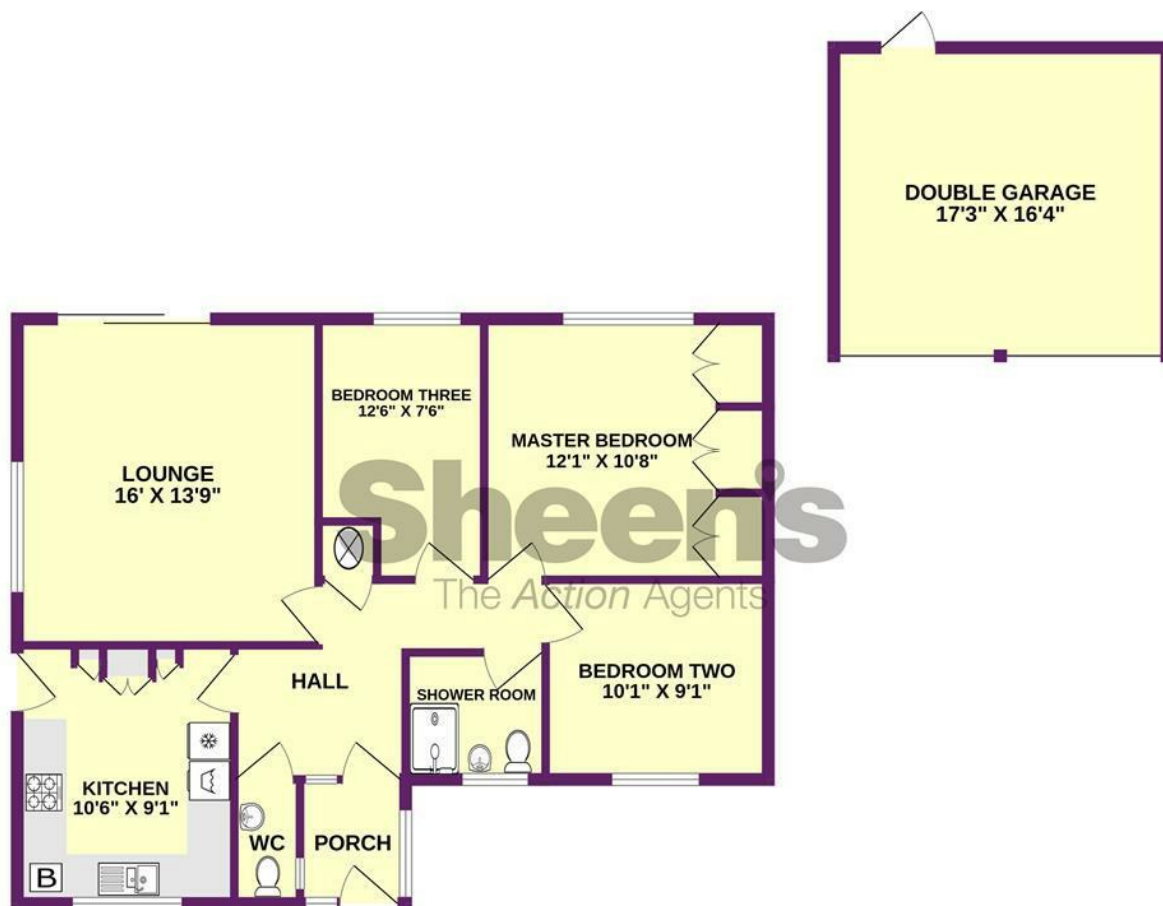
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



POYNTER PLACE

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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