



Heron Way Kirby Cross, CO13 0UU

Situated on the popular 'Frietuna' development, Sheen's Estate Agents have the pleasure in offering for sale this well presented THREE BEDROOM DETACHED HOUSE. The property boasts an en-suite to master bedroom, garage & off road parking and is also conveniently located approximately one mile from Frinton's seafront, shopping amenities in Connaught Avenue 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.

- Three Bedrooms
- En-Suite to Master Bedroom
- Two Reception Rooms
- Ground Floor Cloakroom & First Floor Shower Room
- Utility Room
- South West Facing Garden
- Garage & Off Road Parking
- Popular 'Frietuna' Development
- Council Tax Band - E
- EPC Rating - D



Price £379,995 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hallway

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Radiator. Sealed unit double glazed window to side. Doors to:



Cloakroom

Low level WC. Wash hand basin. Tiled splashback. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to front.



Lounge

15'4" into bay x 10'5"

Laminate flooring. Radiator. Sealed unit double glazed bay window to front with fitted shutters.



Dining Room

10'6" x 10'2"

Laminate flooring. Radiator. Open access to sun room. Open access to:



Kitchen

11'2" x 7'2"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit with mixer tap. Cooker to remain with extractor hood above. Further selection of matching units both at eye and floor level. Plumbing for dishwasher. Wine rack. Laminate flooring. Open access to:



Utility Room

7'4" x 5'5"

Wooden rolled edge work surface with inset stainless bowl sink and drainer unit. Range of eye and floor level cupboards. Part tiled walls. Laminate flooring. Plumbing for washing machine. Space for fridge/freezer. Radiator.



Sun Room

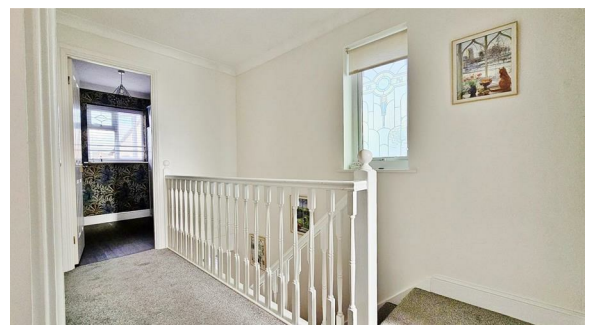
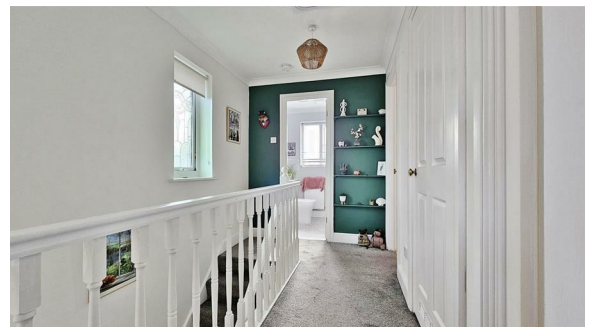
10'2" x 5'10"

Wood effect vinyl flooring. Sealed unit double glazed windows to rear. Sealed unit double glazed sliding patio door leading to rear garden.



Landing

Built in airing cupboard housing hot water cylinder and boiler providing heating and hot water throughout. Loft access. Obscured sealed unit double glazed window to side. Doors to:



Shower Room

Modern suite comprises of low level WC with rolled edge work surface above. Vanity wash hand basin with cupboard under and mixer tap. Fitted walk in shower with fitted shower screen and rainfall shower head and separate shower hose attachment. Weatherboard splashback. Mosaic effect vinyl flooring. Radiator. Obscured sealed unit double glazed window to rear.



Master Bedroom

11' into dr x 10'6"

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



En-Suite

Suite comprises of low level WC. Vanity wash hand basin with work surface and cupboards and shelving under. Enclosed shower cubicle with wall mounted shower attachment. Part tiled walls. Laminate flooring. Radiator. Obscured sealed unit double glazed window to side.



Bedroom Two

12' max x 11' into dr

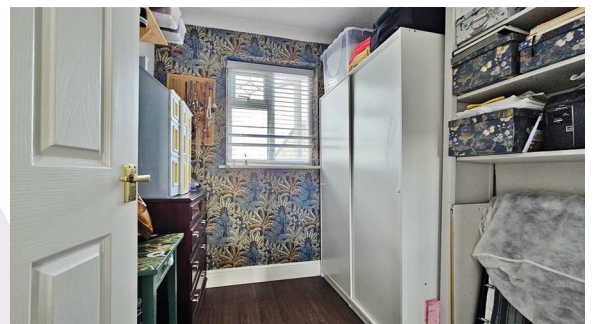
Built in wardrobes. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

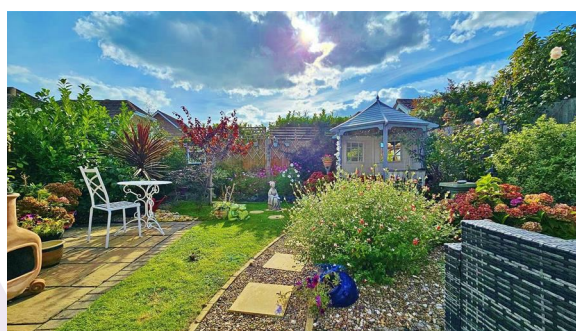
7'1" x 6'11"

Dark wood effect vinyl flooring. Radiator. Sealed unit double glazed window to front.



Outside - Rear

South West facing mature landscaped garden with partly paved areas. Remainder laid to lawn. Beds laid to shingle and soil stocked with an array of flowers, trees and shrubs. Shed to remain. Featured paved and shingle pathway leading to wooden gazebo. Access to front via side gate. Private access door to garage with power and light connected. Outside tap and lights. Enclosed by panelled fencing.



Outside - Front

Hardstanding concrete area providing off street parking leading to garage with up and over door. Remainder block paved area with featured pathway leading to entrance door. Beds laid to shingle stocked with shrubs.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E - £2709.47

Any Additional Property Charges: None

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: None

JD 1025

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.

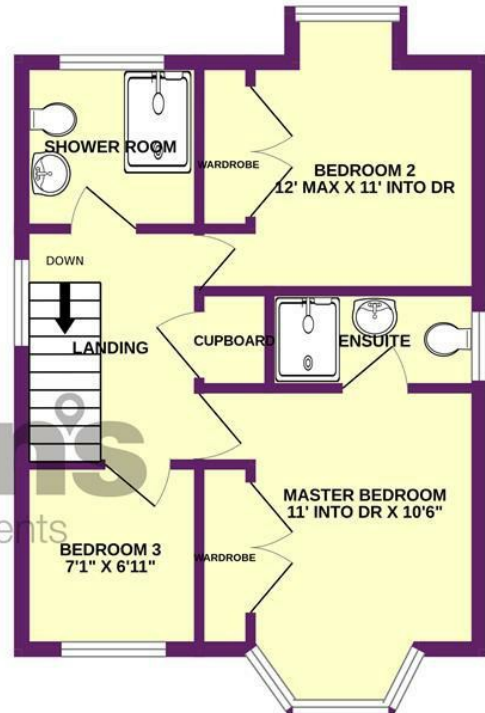
Particular Disclaimer

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



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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents