



Turpins Lane Frinton-On-Sea, CO13 0PB

Nestled in the charming area of Turpins Lane, Frinton-On-Sea, Sheen's Estate Agents are delighted in offering for sale this STUNNING, THREE BEDROOM DETACHED BUNGALOW. The property offers a perfect blend of comfort and modern living with three generously sized bedrooms, two inviting open plan reception rooms and modern kitchen & bathroom's. 'The Limes' has been thoughtfully modernised throughout, ensuring a contemporary feel while retaining its character. The spacious plot allows for a lovely outdoor space with a resin pathway surrounding the property and provides ample off street parking leading to a double garage with up and over doors. In summary, this modernised detached bungalow on Turpins Lane is a rare find, combining spacious living with a prime location and is conveniently located within one mile of Frinton's seafront, town centre and railway station and has peaceful walks in the surrounding areas. It is in the valuer's opinion that an internal viewing is highly recommended to fully appreciate the accommodation on offer.

- Three Double Bedrooms
- Garden Room
- Newly Fitted Kitchen
- Fully Re-Wired
- En-Suite WC & Cloakroom
- Sought After Location
- Spacious Plot
- Double Garage & Off Road Parking
- No Onward Chain
- Council Tax Band - E / EPC Rating - C



Price £625,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite door leading to:

Porch

LVT flooring. Sealed unit double glazed windows to side and front. Obscured sealed unit double glazed composite door leading to:



Entrance Hall

LVT flooring. Tall featured radiator. Fire door leading to:



Double Garage

17'6" x 17'1"

Fitted rolled edge work surface with inset one and a half ceramic bowl sink and drainer unit and range of cupboards under. Power and light connected. Space for a range of white good appliances. Sealed unit double glazed window to rear. Obscured sealed unit double glazed 'French' style doors leading to rear garden.



Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Part tiled walls. LVT flooring. Tall standing featured radiator. Obscured sealed unit double glazed window to rear.



Lounge

21'9" x 13'5"

Brick featured fireplace with inset electric fire and tiled hearth. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed sliding patio door to side leading to rear garden. Door accessing to inner hall. Open access to:



Dining Room

8'10" x 7'10"

Tall standing featured radiator. Sealed unit double glazed window to front.



Kitchen

14'5" x 12'10"

Newly installed kitchen fitted with a range of matching white high gloss fronted units. Marble effect hard edge worksurfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Built in eye level microwave. Further selection of matching units both at eye and floor level. Marble effect splashback. Vinyl flooring. Enclosed combination boiler providing heating and hot water throughout. Space for fridge/freezer. Spotlights. Two tall standing featured radiators. Sealed unit double glazed windows to all aspects. Composite door to rear garden.



Inner Hall

Loft access with pull down ladder leading to insulated loft with power/light connected. Radiator. Sealed unit double glazed window to side. Doors to:



Bathroom

Modern four piece suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Fitted shower cubicle with fitted shower screen and wall mounted shower attachments. Roll top bath with fitted bath taps and separate shower hose attachment. Fully tiled walls. Tiled effect vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Bedroom One

14'11" x 10'3"

Range of fitted and built in high gloss wardrobes. Radiator. Sealed unit double glazed window to rear.



Bedroom Two

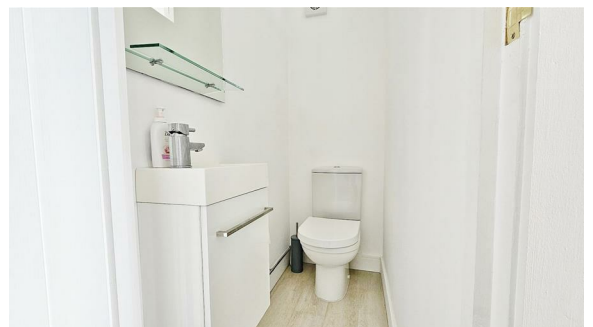
11'9" max x 11"

Fitted high gloss wardrobes. Tall standing featured radiator. Sealed unit double glazed window to rear. Door to:



En-Suite WC

Low level WC. Vanity wash hand basin with cupboard under and mixer tap. LVT flooring. Extractor fan. Spotlights.



Bedroom Three

11'9" x 7'11"

Built in wardrobes. Tall standing featured radiator. Sealed unit double glazed 'French' style doors leading to:



Sun Room

11'7" x 11'5"

Versatile accommodation with tiled flooring. Radiator. Sealed unit double glazed windows to side. Sealed unit double glazed 'French' style doors leading to:



Outside - Rear

Beautifully newly landscaped garden laid to resin pathways providing access round both sides of the property. Remainder laid to lawn. Beds laid to shingle. Shed to remain. Private access doors to garage. Outside lights and sockets. Newly fitted fascias and soffits with lighting.



Alternate Outside Rear View



Outside - Front

Newly installed resin driveway providing ample off street parking leading to double garage with a set of up and over doors. Remainder laid to lawn. Beds laid to shrubs and bushes.

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): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: None

JD 1025

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

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



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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