



Sycamore Way Kirby Cross, CO13 0QN

*** COUNTRYSIDE & DISTANT SEA VIEWS

*** Located in the sought after area of Kirby Cross, Sheen's Estate Agents are delighted in bringing to market this immaculately presented, THREE BEDROOM DETACHED BUNGALOW. The property is beautifully presented throughout offering spacious accommodation, SOUTH FACING GARDEN and stunning countryside and distant sea views. The property is also conveniently located within half a mile of shopping amenities in Connaught Avenue, Frinton's mainline railway station with links to London Liverpool Street and seafront. It is in the valuer's opinion that an early inspection is highly recommended to avoid disappointment.

- Three Bedrooms
- Countryside & Distant Sea Views
- Modern Kitchen
- Modern Shower Room
- Garage & Off Road Parking
- South Facing Garden
- Popular Kirby Cross
- Viewing Highly Advised
- Council Tax Band - C
- EPC Rating - D

Price £375,000 Freehold



Accommodation comprises with approximate room sizes:-

Composite door leading to:-

Hallway

Loft access with pull down ladder. Laminate flooring. Radiator. Doors to all rooms. Door to:-



Bedroom 1

11'10" x 9'8"

Fitted wardrobes. Radiator. Sealed unit double glazed bay window to front.



Bedroom 2

11'4" x 9'8"

Fitted wardrobes. Radiator. Sealed unit double glazed window to side.



Bedroom 3

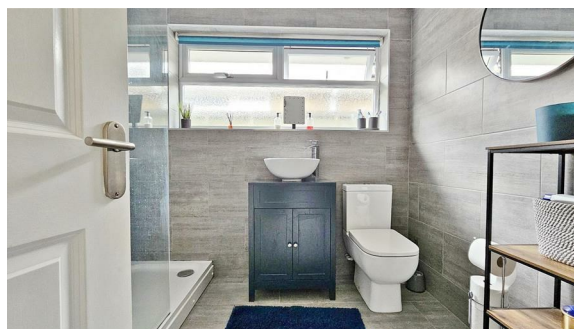
11' x 7'

Radiator. Sealed unit double glazed window to front.



Shower Room

Modern suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage space under. Fitted double length shower cubicle with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Lounge/Diner

18'3" x 11'4"

Built in airing cupboard housing hot water cylinder. Log burner. LVT flooring. Radiator. Obscured sealed unit double glazed window to side. Two sealed unit double glazed windows to rear. Sealed unit double glazed French doors leading to rear garden. Open access to:-



Kitchen

9'10" x 9'7"

Fitted with a range of high gloss fronted units. Square edge worksurfaces. Inset one and a half ceramic bowl sink and drainer unit with mixer tap. Inset five ring gas hob with extractor hood above. Built in double eye level electric ovens. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Enclosed boiler providing heating and hot water throughout. Tiled flooring. Sealed unit double glazed window to rear with views. Sealed unit double glazed door leading to:-



Outside - Rear

South facing. Countryside and distant sea views. Patio area. Remainder laid to lawn. Shed to remain. Outside tap. Beds laid to shingle and slate. Enclosed by panelled fencing. Access to front via side gate. Further side gate leading to:-



Outside - Side

Hardstanding concrete area leading to garage with double doors housing plumbing for washing machine. Outside light. Under cover workshop area with polycarbonate roof. Double doors leading to:-



Outside - Front

Block paved driveway providing off street parking for several vehicles. Electric car charger.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband):

Non-Standard Property Features To Note:

JD/03.25

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



SYCAMORE WAY

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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