

**Heron Way, Frinton-on-Sea
CO13 0UU
£360,000 Freehold**

Town & Country
residential sales and lettings



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- DETACHED HOUSE BAY FRONTED HOUSE
- THREE BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- LIVING ROOM WITH BAY WINDOW
- QUIET SORT AFTER LOCATION
- FITTED KITCHEN AND SEPARATE UTILITY ROOM
- BEAUTIFULLY PRESENTED SOUTH WESTERLY GARDEN
- CONSERVATORY/GARDEN ROOM
- GARAGE
- OFF ROAD PARKING

****AN IMMACULATE THREE BEDROOM MODERN DETACHED HOUSE NESTLED IN A QUIET SORT AFTER RESIDENTIAL AREA****

This lovely family home is well positioned within the local school catchment areas (STA). Frinton's triangle shopping centre is very close by, whilst the well reputed Frinton-on-Sea ('over the gates') is just a short distance with its further range of shops, restaurants, famous greensward and seafront.

The mainline railway station is also just a short walk.

The property has been very well maintained and offers features needed for those everyday needs, including ground floor cloakroom, separate dining room, fitted kitchen with utility room, En-suite shower to the principal bedroom, conservatory/garden room and a south westerly facing rear garden.

An appointment to view should be made at your earliest opportunity to to avoid genuine disappointment.



The accommodation with approximate room sizes are as follows:

ENTRANCE HALLWAY

Double glazed entrance door, double glazed window to side elevation. Stair flight to first floor landing, storage cupboard under stairs, wood laminate flooring, radiator.

LIVING ROOM

15' 8" x 10' 6" (4.77m x 3.20m)

Access via glazed double doors, double glazed Bay window to front elevation, wood laminate flooring, radiator.

DINING ROOM

10' 7" x 10' 4" (3.22m x 3.15m)

Wood laminate flooring, radiator.

CONSERVATORY/GARDEN ROOM

10' 2" x 5' 11" (3.10m x 1.80m)

Polycarbonate roofing, two double glazed windows to rear and double glazed sliding patio doors to rear garden.

KITCHEN

11' 2" x 7' 2" (3.40m x 2.18m)

Double glazed window to rear elevation. One and a quarter bowl inset sink unit with mixer tap and cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops and wall mounted matching cupboards. Filter hood over cooker/oven area, space for dishwasher, space for fridge/freezer. Wood laminate flooring.

UTILITY ROOM

7' 4" x 5' 5" (2.23m x 1.65m)

Stainless steel single drainer sink unit with cupboard under. Space for washing machine, space for fridge/freezer, wall mounted cupboards. Wood laminate flooring, radiator.

CLOAKROOM

5' 11" x 2' 8" (1.80m x 0.81m)

Double glazed frosted window to front elevation. Low level WC and wash hand basin, radiator.



FIRST FLOOR LANDING

Double glazed window to side elevation. Access to loft space, built-in airing cupboard.

BEDROOM ONE

10' 11" x 10' 7" (3.32m x 3.22m)

Double glazed window to front elevation, built-in wardrobe cupboards, radiator.

EN-SUITE SHOWER ROOM

8' 2" x 4' 1" (2.49m x 1.24m)

Extractor fan, double glazed frosted window to side elevation. Low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboards under and built-in shower cubicle with shower unit and folding screen. Radiator.

BEDROOM TWO

11' 1" x 9' 3" (3.38m x 2.82m)

Double glazed window to rear elevation, built-in wardrobe cupboard. Wood laminate flooring, radiator.

BEDROOM THREE

7' 1" x 6' 11" (2.16m x 2.11m)

Double glazed window to front elevation, wood laminate flooring, radiator.

FAMILY BATHROOM

6' 8" x 5' 8" (2.03m x 1.73m)

Double glazed frosted window to rear elevation. Extractor fan, radiator, shaver socket. Low level WC with concealed cistern, wash hand basin with mixer tap and vanity cupboards under and walk in shower with shower unit and screen.

FRONT GARDEN

Block paved frontage with flower beds. Side access and driveway providing off road parking and access to garage.

REAR GARDEN

Established south westerly garden with large paved patio area. Stones and shingle flower beds and borders, timber shed and circular timber pagoda.

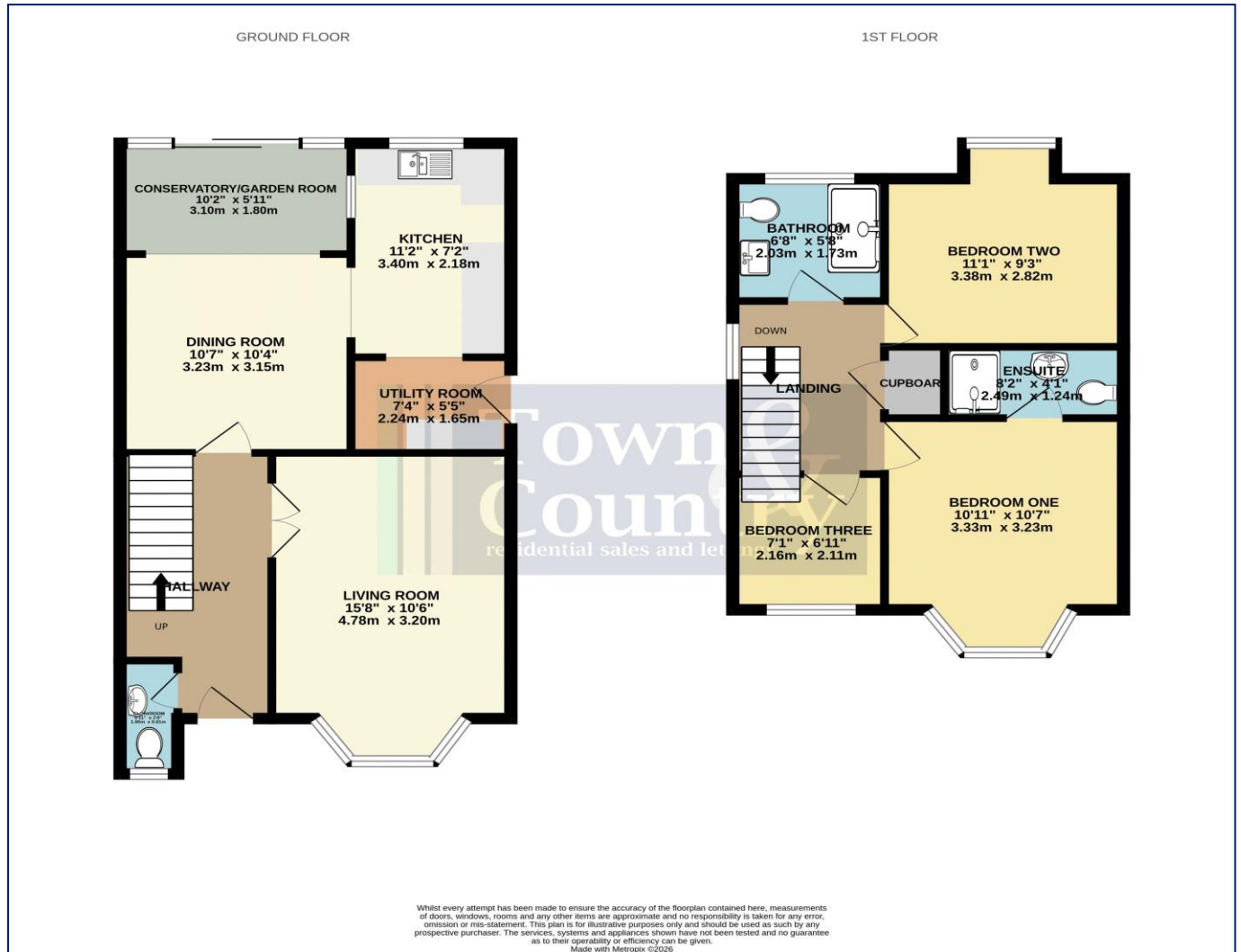
GARAGE

16' 11" x 8' 7" (5.15m x 2.61m)

Up and over door, power and lighting. Eaves storage and personal door to garden.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Property Misdescription Act 1991: The Agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, or within the lessors interest therefore the buyer or ingoing tenant must assume the information given is incorrect. All sizes are approx. and should not be relied on. Buyers/ tenants should satisfy themselves of dimensions when ordering inward fixtures and fittings. Neither has the agent checked the legal documentation to verify legal status of the property, or any neighbourhood planning that is pending, current or proposed for the future. A buyer or ingoing tenant must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artist's impression or plans of the property.