



## Gatefield Close Frinton Homelands, CO14 8SH

\*\*\*GUIDE PRICE £325,000 - £340,000\*\*\*

Located on the popular Frinton Homelands development on a corner plot, Sheen's Estate Agents have the pleasure in bringing to market this exceptionally large THREE BEDROOM DETACHED BUNGALOW. The property boasts a separate bath and shower room, a large central dining room and off street parking leading to a detached garage. This beautiful bungalow is conveniently situated within a short stroll of shopping amenities at the Triangle shopping centre and is within one mile of Frinton's town centre, mainline railway station and seafront.

- Three Double Bedrooms
- Bedroom Three/Sitting Room
- Separate Dining Room
- Bathroom & Shower Room
- Corner Plot
- Sought After Homelands Development
- Close to Amenities
- Off Street Parking & Detached Garage
- Council Tax Band - D
- EPC Rating - C



**Guide Price £325,000 Freehold**

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door giving access to:-

### Entrance Porch

Tiled flooring. Obscured door giving access to:-



### Shower Room

White suite comprises low level w/c. Vanity wash hand basin. Shower cubicle with wall mounted integral shower. Heated towel rail. Tiled flooring. Obscured sealed unit double glazed window to front.



### Hallway

Three built in storage cupboards. Built in airing cupboard housing wall mounted combination boiler providing heat and hot water throughout. Door to:-





### Bedroom 1

13'5" x 9"

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



### Bedroom 2

12'2" max x 9"

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



### Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with shower attachment. Heated towel rail. Obscured sealed unit double glazed window to rear.



### Dining Room

15'7" x 10'10"

Double doors to lounge. French doors with two obscured windows giving access to sitting room/bedroom 3. Obscured door to:-



### Kitchen

12'1" x 9"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit. Further selection of matching units at both eye and floor level. Part tiled walls. Space for cooker. Wall mounted extractor fan. Plumbing for washing machine. Sealed unit double glazed window to front. Sealed unit double glazed window to side.



## Lounge

23'3" x 11"

Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed windows to front and rear.





### Sitting Room/Bedroom 3

11'8" x 11'7"

Radiator. Two sealed unit double glazed windows to rear. Sealed unit double glazed French style doors giving access to rear. Door to:-



### Inner Hall

Obscured double glazed door giving access to rear.



### Outside - Rear

South facing. Newly laid patio area. Private access door to garage. Gate giving access to front.



### Outside - Front

The property is situated on a corner plot. Block paved driveway providing ample off street parking leading to detached garage.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D - £2216.84

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes - For Current Correct Information Please Visit:

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

Non-Standard Property Features To Note:

### JD 0525

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](http://www.sheens.co.uk).

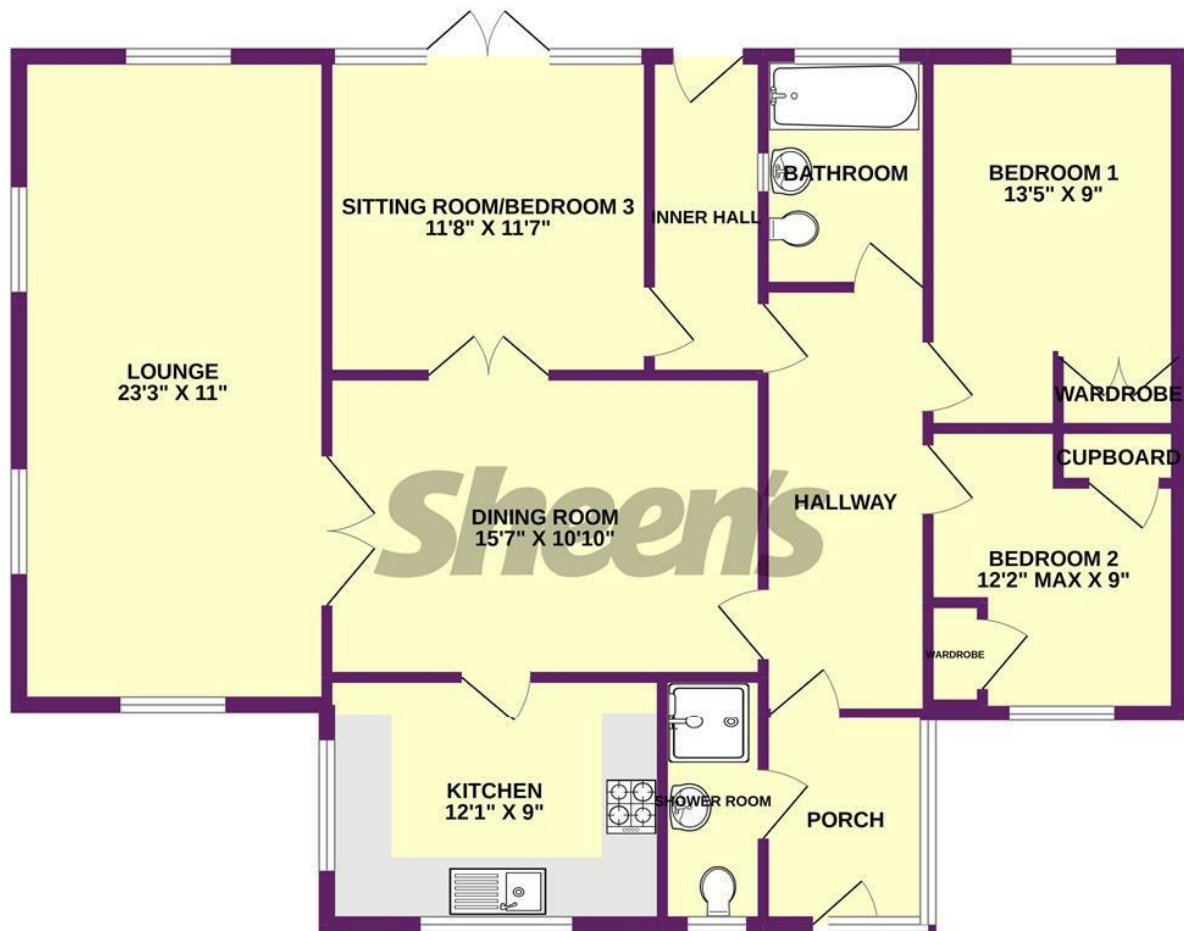
### Particular Disclaimer

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



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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