



## Darcy Close Frinton-on-Sea, CO13 0RR

Having undergone a full programme of modernisation by the current owners and situated on the popular 'Frietuna' development, in a quiet cul-de-sac position, Sheen's Estate Agents have the pleasure in offering for sale this IMMACULATE THREE BEDROOM DETACHED HOUSE. The property boasts a modern fitted kitchen, 23'10" lounge/diner, ground floor cloakroom and a secluded south/west facing rear garden. Conveniently located within one mile of Frinton's town centre with its shopping amenities in Connaught Avenue, seafront and the mainline railway station it is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Modernised & Beautifully Presented Throughout
- Popular 'Frietuna' Development
- Quiet Cul-De-Sac Position
- Ground Floor Cloakroom
- Modern Fitted Kitchen & Bathroom
- South/West Facing Rear Garden
- Garage & Off Street Parking
- Close To Amenities
- EPC Rating C / Council Tax Band - D

Price £325,000 Freehold



Accommodation comprises with approximate room sizes:-

Sealed unit double glazed composite entrance door leading to:

## Hallway

Stair flight to first floor. Built in under stairs storage cupboard. Wood flooring. Radiator. Doors to:



## Cloakroom

Modern suite comprising of low level W/C with concealed cistern. Wash hand basin. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to front.



## Lounge/Diner

23'10" x 11'10" nar 10'5"

Wood flooring. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors with full length picture windows to rear.



## Kitchen

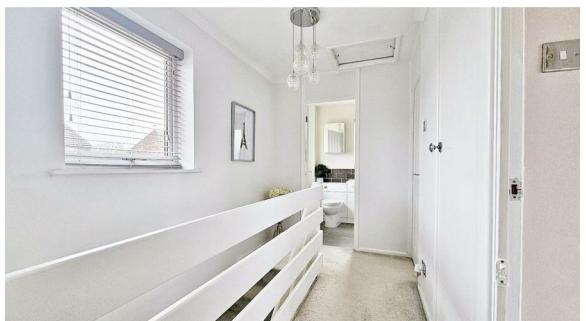
12'9" x 7'4"

Modern fully fitted kitchen with a range of matching fronted units. Rolled edge work surfaces with upstands. Inset bowl sink drainer unit with mixer tap. Inset four ring induction hob with built in double oven under and fitted extractor fan above. Integrated dishwasher. Integrated fridge/freezer. Further selection of matching units at both eye and floor level. Plumbing for automatic washing machine. Wood flooring. Sealed unit double glazed window to front. Obscured sealed unit double glazed door leading to side.



## First Floor Landing

Built in airing cupboard housing wall mounted boiler. Loft access. Sealed unit double glazed window to front. Doors to:



## Master Bedroom

12'1" x 10'3"

Built in wardrobes with mirrored sliding doors. Radiator. Sealed unit double glazed window to rear.



## Bedroom Two

11' x 10'1"

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



## Bedroom Three

8' x 8'

Radiator. Sealed unit double glazed window to front.



## Bathroom

Modern white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Panelled bath with shower attachment and fitted glass shower screen. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to front.



## Outside - Rear

South/west facing. Part patio area. Remainder laid to lawn. Borders well stocked with flowers, shrubs and bushes. Outside lights. Outside socket. Enclosed by part panel fencing. Part brick wall. Gate leading to front. Private access door to garage.



## Outside - Front

Part shingled area and part hard standing area providing ample off street parking leading to garage with an up and over door (power & lighting connected).

## DH/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 - £150 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.

## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

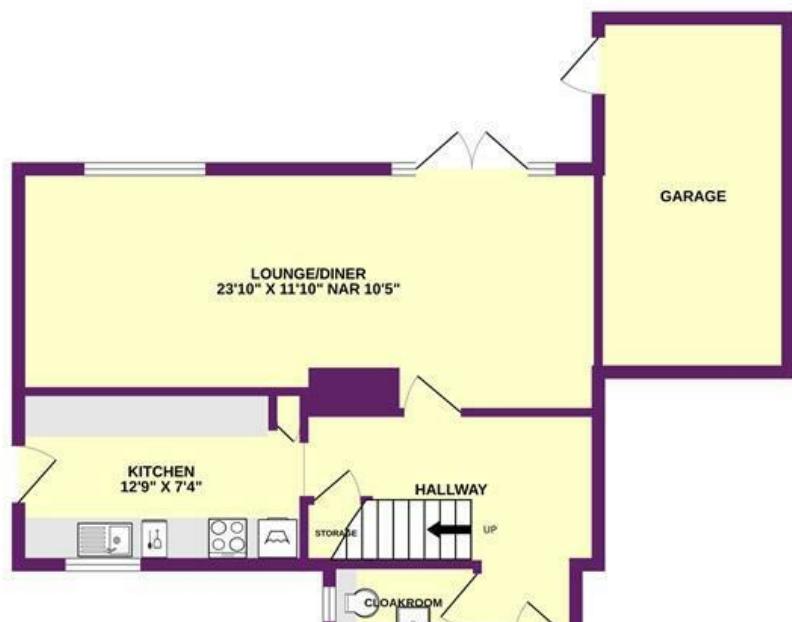
(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

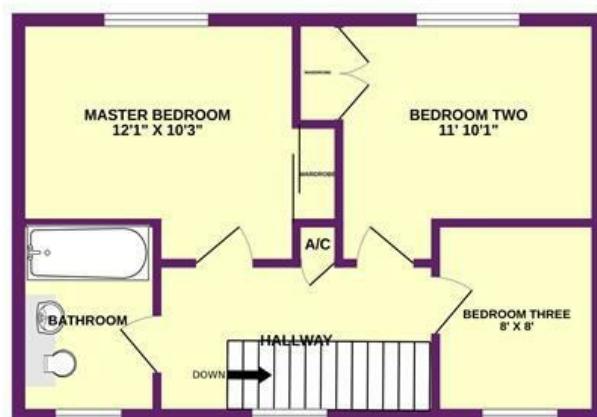
Non-Standard Property Features To Note:

GROUND FLOOR



**Sheens**  
The Action Agents

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**

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The Action Agents