



BLAKE &  
THICKBROOM



**6 Tamarisk Close, Frinton-on-Sea**  
Kirby Le Soken

**£550,000**

**Bedrooms:** 4 | **Bathrooms:** 3 | **Receptions:** 1

"A HOME WITH A VIEW ". Brand new detached family home forming part of a small private development backing onto the local village church, which we understand dates back to the 14th century. The development is situated within the heart of this unspoilt village which offers amenities including the "Red Lion " public house and village stores. There is also excellent main road access to neighbouring villages and town centres including Thorpe le Soken and Frinton on Sea both offering an array of shopping facilities and main line railway. An internal viewing is highly recommended to appreciate the quality of the construction of this home and peaceful location.

**FIRST FLOOR: BEDROOM ONE:** 4.19m x 3.35m (13'9 x 11'0) - Radiator. Windows to side and rear with views over church grounds. Door to:

**ENSUITE BATHROOM:** White suite comprising of paneled bath with mixer tap, shower attachment, floating vanity hand wash basin, enclosed low level WC, corner shower cubicle. Radiator. Tiled flooring, part tiled walls. Downlighters. Extractor fan. Window to rear.

**BEDROOM TWO:** 4.11m x 3.35m (13'6 x 11'0) - (plus door recess). Radiator. Loft access. Window to rear with views over church grounds. Door to:

**ENSUITE SHOWER ROOM:** Walk in shower cubicle, floating vanity hand wash basin, enclosed low level WC. Heated towel rail. Tiled flooring, part tiled walls. Downlighters. Fitted cabinet. Extractor fan.

**BEDROOM THREE:** 3.35m x 2.34m (11'0 x 7'8) - Radiator. Window to front.

**BEDROOM FOUR:** 3.35m x 2.34m (11'0 x 7'8) - Radiator. Window to front.

**BATHROOM:** White suite comprising of paneled bath with mixer tap, shower attachment, floating vanity hand wash basin, enclosed low level WC. Shower cubicle. Radiator. Tiled flooring, part tiled walls. Heated towel rail. Downlighters. Window to front.

**GALLERIED LANDING:** 4.17m x 2.59m (13'8 x 8'6) - Turning stair flight to ground floor.

**RECEPTION HALLWAY:** Composite entrance door to reception hallway. Underfloor heating. Tiled flooring. Walk in airing cupboard, further built in storage cupboard. Door to:

**GROUND FLOOR CLOAKROOM:** Comprising of low level WC, floating vanity hand wash basin. Fitted cabinet with mirror. Part tiled walls, tiled flooring. Underfloor heating. Downlighters. Window to front.

**LOUNGE:** 5.61m x 3.35m (18'5 x 11'0) - Fitted wood burner with beamed mantle and marble hearth. Underfloor heating. Bi-folding doors to rear garden.

**STUDY / BEDROOM FIVE:** 3.38m x 2.46m (11'1 x 8'1) - Underfloor heating. Window to front.

**KITCHEN DINER:** 8.15m x 3.3m (26'9 x 10'10) - The kitchen area is luxuriously appointed with a range of grey laminated fronted units with Quartz work tops, matching upstands, inset one and a half bowl single drainer sink unit with mixer tap, cupboards under, eye level cupboards with lighting below, inset five ring electric hob unit with extractor hood above and Quartz splashback, further built in double oven with cupboard storage above and below, integrated dishwasher, fridge and freezer. Purpose built breakfast bar. Underfloor heating. Tiled flooring. Window to front. Bi-folding doors to rear garden. Internal door to:

**UTILITY ROOM:** 2.74m x 2.59m (9'0 x 8'6) - Fitted with a range of matching grey fronted units with laminated work surfaces, inset single drainer sink unit with mixer tap, cupboards under, fitted washing machine and tumble dryer. Wall mounted gas boiler. Underfloor heating. Tiled flooring. Double glazed door to outside.

**OUTSIDE:** Bark chippings to front garden. Block paved driveway providing off road parking leading to detached garage (23'1 x 9'9) with power and light connected, electric up and over door. Side gate to be fitted leading through to Westerly facing lawned rear garden, full width paved patio area. Outside tap, outside lighting. The rear garden benefits from a stunning view of the local village 14th century church.

Material information for this property

Tenure is Freehold.

Council Tax Band F. EPC Rating TBA.

Services connected.

Electricity - Yes.

Gas - Yes.

Water - Yes.

Sewerage type - Mains.

Telephone and Broadband coverage - Yes. Prospective purchasers should be directed to website [Checker.ofcom.org.co.uk](http://Checker.ofcom.org.co.uk) to confirm the coverage of mobile phone and broadband for this property.

Any additional property charges - Yes. The private road to the development is under a management company for maintenance at an annual charge of approximately £400. This includes the maintenance of a pumping station for the storm water.

Non standard property features to note - None.

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/buyers via a third party company who undertake our Anti Money Laundering checks.

**Tenure:** Freehold

**Property Type:** Detached House

- FOUR BEDROOMS
- TWO ENSUITES
- 18'5 x 11' LOUNGE with FEATURE WOODBURNER
- 26'9 x 10'10 LUXURY FITTED KITCHEN DINER with NUMEROUS INTEGRATED APPLIANCES & QUARTZ WORKTOPS
- 11'1 x 8'1 STUDY / BEDROOM FIVE
- 9' UTILITY ROOM with FITTED TUMBLE DRYER AND WASHING MACHINE
- FAMILY BATHROOM
- GROUND FLOOR CLOAKROOM
- 13'8 x 8'6 GALLERIED LANDING
- UNDERFLOOR GAS HEATING TO GROUND FLOOR AND RADIATORS TO FIRST FLOOR









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