

ORCHARD GARDENS, FRINTON-ON-SEA, ESSEX, CO13 0FL

Price

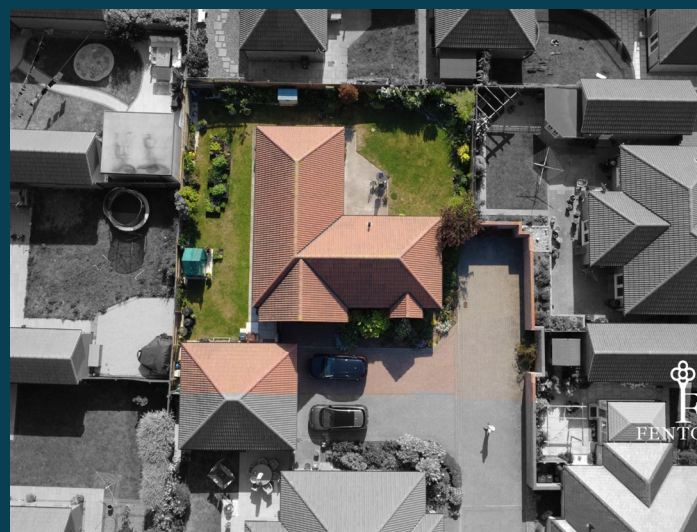
£515,000

FREEHOLD

- Three Bedrooms
- En-Suite to Master Bedroom
- 16'2" Kitchen/Diner
- 2018 Build
- Garage & Ample Off Street Parking
- South Facing Garden
- Large & Well Maintained, Wrap Round Plot
- Sought After Location In A Cul-De-Sac Position
- Council Tax Band - E
- EPC Rating - B



FENTONS
ESTATE AGENTS



Located on the outskirts of the ever popular Frinton-on-Sea, nestled in a quiet cul-de-sac position, Fentons are delighted to offer for sale this 2018 build and immaculately presented, THREE BEDROOM DETACHED BUNGALOW. The property boasts a light and airy feel throughout with an en-suite to master bedroom, south facing garden and situates on the largest plot of the development. Orchard Gardens has easy access to Frinton's town centre and Seafront. A local amenities store is located within half a mile of the property and, with bus routes a stones throw away.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

Entrance Hallway

Built in storage cupboard. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Loft access with pull down ladder. Wooden flooring.

Radiator. Sealed unit double glazed window to rear. Doors to:

Master Bedroom

17'3" max x 13'1"

Built in wardrobes with sliding doors. Radiator. Sealed unit double glazed bay window to front.

Door to:

En-Suite

15'1" into dr x 9'11"

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Fitted double length shower cubicle with over head rainfall shower and separate attachment. Fully tiled walls. Wooden flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.

Bedroom 2

12' x 10'11"

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

Bedroom 3

10'3" x 9'8"

Radiator. Sealed unit double window to front.

Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with separate shower attachment. Part tiled walls. Wooden flooring. Fitted bathroom cabinets. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

Kitchen/Diner

16'2" x 11'2"

Fitted with a range of matching cream high gloss fronted units. Wooden hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset five ring gas hob with fitted extractor hood above. Built in eye level electric oven. Built in eye level microwave. Further selection of matching units both at eye and floor level. Wooden splashback. Wooden flooring. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Spotlights. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:

Lounge

18'1" x 10'9"

Radiator. Sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors leading to:

Outside - Rear

South Facing wrap round plot. Part paved area. Remainder laid to lawn. Beds stocked with flowers and shrubs. Greenhouse to remain. Private access door to garage with power and light connected. Outside light, socket and tap. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Block paved driveway providing off street parking leading to garage with electric up and over door. Additional block paved area providing additional parking. Beds stocked with shrubs and low hedging.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current

Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

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.



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REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

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.



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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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Council Tax Band

E



| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | 83 | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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