



Ken Gatward Close Frinton-On-Sea, CO13 9FF

Situated inside Frinton's prestigious 'Gates' in a cul-de-sac position, Sheen's Estate Agents have the pleasure in offering for sale this 2017 built, THREE BEDROOM DETACHED HOUSE. The property boasts from a light and airy feel throughout and benefits from a stunning orangery, En-suite to Master Bedroom and a secluded South Facing garden. The property is also conveniently located on the sought after 'Hamilton Gate' development which is situated approximately half a mile from the mainline railway station with links to London Liverpool Street, shopping amenities in Connaught Avenue and Seafront. It is the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite to Master Bedroom
- Stunning Orangery
- Ground Floor Cloakroom
- Secluded South Facing Garden
- Utility Room
- Garage & Off Road Parking
- Inside Frinton's Gates
- Council Tax Bill - D
- EPC Rating - B



Price £419,995 Freehold

Accommodation comprises with approximate room sizes:-

Composite door leading to:

Entrance Hallway

LVT flooring. Under stairs storage cupboard. Radiator. Obscured sealed unit double glazed window to side.



Lounge

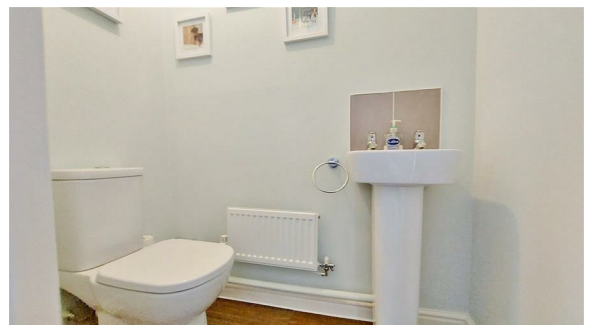
12'2" x 12'2"

Radiator. Sealed unit double glazed window to front and side.



Cloakroom

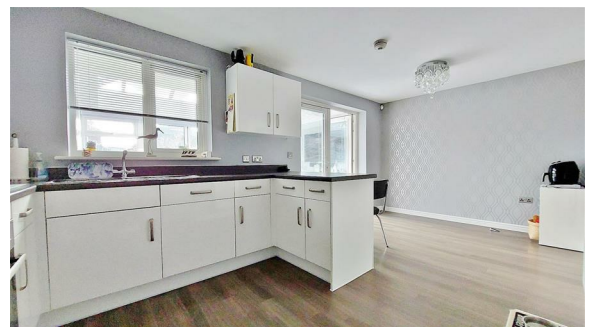
Low level w/c. Pedestal wash hand basin. Tiled splashback. LVT flooring. Radiator. Extractor fan.



Kitchen/Diner

18'6" x 9'3"

Fitted with a range of matching white high gloss fronted units. Wooden rolled edge work surfaces. inset one and half stainless bowl sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching high gloss fronted units both at eye and floor level. Tiled splashback. LVT flooring. Integrated dishwasher. Integrated fridge/freezer. Radiator. Sealed unit double glazed window to rear. Sealed unit French style doors to orangery. Door to:



Utility Room

7'6" x 5'3"

Wooden rolled edge work surface with high gloss cupboards at both eye and floor level. Plumbing for washing machine. LVT flooring. Radiator. Sealed unit double glazed window to side.



Orangery

16'6" x 10'4"

LVT flooring housing underfloor heating. Spotlights. Skylight. Two sealed unit double glazed windows to rear. Sealed unit double glazed bi-folding doors leading to rear garden.



Landing

Loft access with pull down ladder. Built in storage cupboard. Sealed unit double glazed window to side. Door to:



Master Bedroom

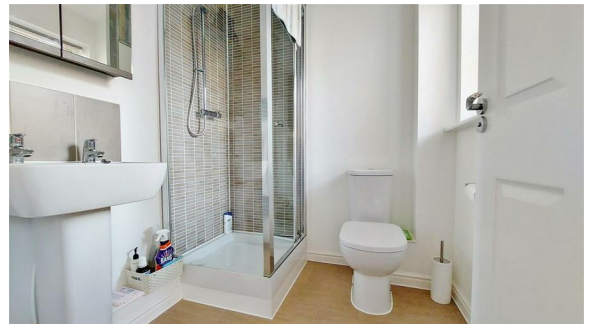
12'9" x 10'6"

Radiator. Sealed unit double glazed window to front. Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Tiled splashback. Vinyl flooring. Wall mounted heated towel rail. Extractor fan. Obscured sealed unit double glazed window to front.



Bedroom Two

9'5" x 9'5"

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

9'5" x 8'3"

Radiator. Sealed unit double glazed window to rear.



Bathroom

Suite comprises of low level w/c. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Tiled splashback. Vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Outside - Rear

Part paved area. Remainder laid to astro turf. Summer house to remain. Shed to remain. Private access door to garage with power and light connected. Outside light. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Remainder laid to decorative stone. Pathway leading to entrance door.



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):

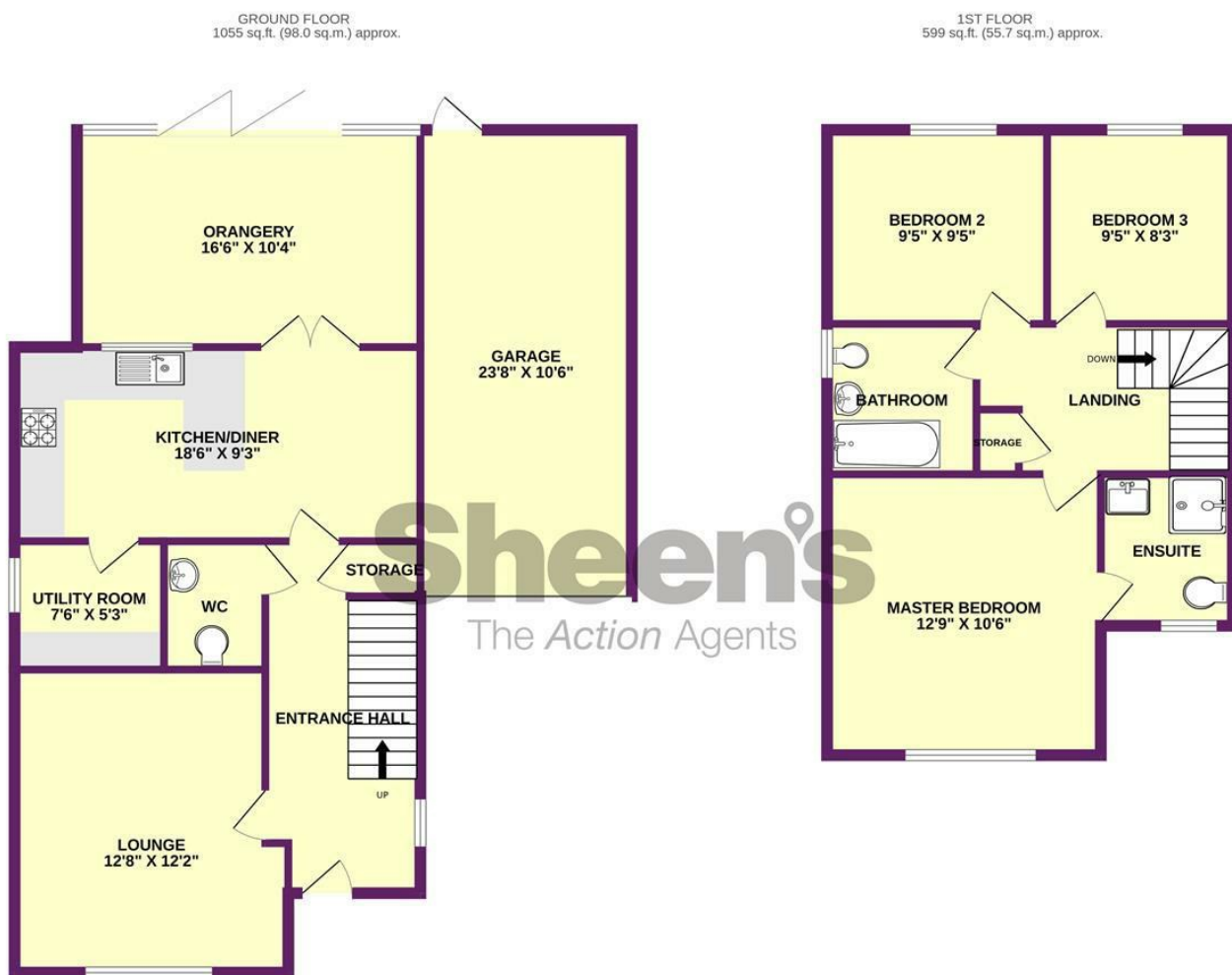
Non-Standard Property Features To Note: None

JD/03.25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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.



TOTAL FLOOR AREA : 1654 sq.ft. (153.7 sq.m.) approx.

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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