



## Mandeville Way Kirby Cross, CO13 0RS

\*\*\* ANNEXE & INVESTMENT OPPORTUNITY\*\*\* Located in a sought after location offering spacious and versatile accommodation throughout, Sheen's Estate Agents have the pleasure in offering for sale this FOUR/FIVE BEDROOM DETACHED FAMILY HOME. The property benefits from an ANNEXE with its own PRIVATE entrance, utility room, conservatory, en-suite to master bedroom and a secluded rear garden. Mandeville Way is conveniently located on the ever popular 'Frietuna' Development and is within a quarter of a mile of local shopping amenities at the Triangle shopping centre, less than a mile from Frinton's mainline railway station, and within one and a half miles of the town centre and seafront. An early viewing is strongly advised.

- Four/Five Bedrooms
- Converted Annexe with Private Entrance
- Three Reception Rooms
- Utility Room
- Ground Floor Wet Room
- Ample Off Street Parking
- Ideal Family Home with Investment Opportunity
- Popular 'Frietuna' development
- Fully Double Glazed Windows Installed 3 Years Ago
- Council Tax Band - E / EPC Rating - C



**Price £465,000 Freehold**



Accommodation comprises with approximate room sizes:-

Composite door leading to:

### Porch

Laminate flooring. Obscured hardwood door leading to entrance hall. Door to:



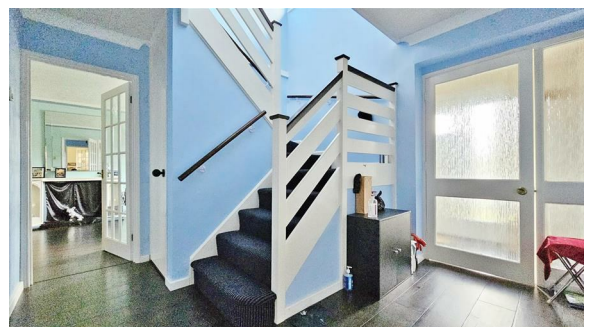
### Wet Room

Low level WC. Wash hand basin with mixer tap. Wall mounted shower attachment with soak away. Fully tiled walls. Vinyl flooring. Loft access. Radiator. Obscured sealed unit double glazed window to front.



### Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Radiator. Doors to:



## Kitchen

12'10" x 8'9"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level microwave. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Part tiled walls. Tiled flooring. Space for fridge/freezer and dishwasher. Enclosed boiler (3 years old) providing heating and hot water throughout. Sealed unit double glazed window to rear. Open access to:



## Utility Room

7'6" x 6'8"

Fitted with a range of matching fronted units at both eye and floor level. Wooden rolled edge work surfaces. Inset stainless sink with mixer tap. Plumbing for washing machine. Space for tumble dryer. Fitted tall housing cupboard. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed door to side.



## Bedroom/Dining/Study

9'8" x 9'4"

Laminate flooring. Radiator. Sealed unit double glazed 'French' style doors leading to conservatory.



### Lounge/Diner

19'11" x 10'11"

Featured surround. Laminate flooring. Wall lights. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed 'French' style doors leading to:



### Reception/Sun Room

16'9" x 8'7"

Tiled flooring. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:

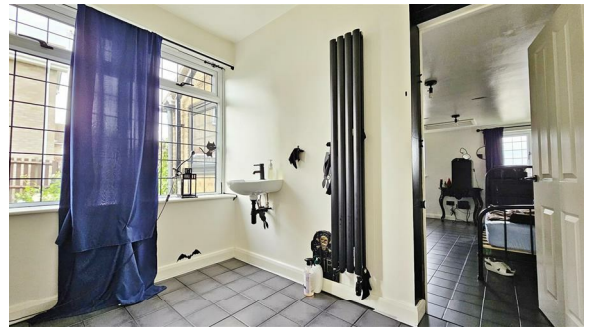




### Annexe Lobby

8'7" x 6'8"

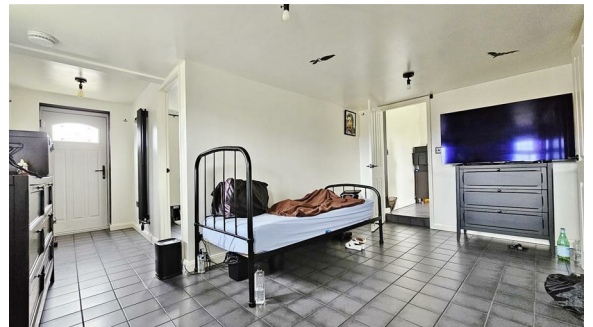
Wash hand basin with mixer tap. Tiled flooring. Two sealed unit double glazed windows to rear. Door to:



### Annexe Lounge

18' max x 15'8"

Tiled flooring. Loft access. Two wall mounted radiators. Sealed unit double glazed windows to side. Composite door to front providing private entrance. Doors to:



### Annexe Bedroom

14'1" x 9'3"

Tiled flooring. Two sealed unit double glazed windows to front.



### Annexe Shower Room

Modern suite comprises of low level WC. Wash hand basin with mixer tap. Fitted shower cubicle with sliding doors and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted radiator. Obscured sealed unit double glazed window to side.



### Annexe Kitchen

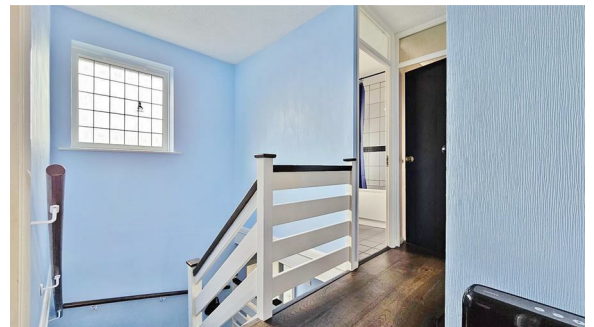
7'11" x 5'5"

Fitted with a range of matching fronted units. Quartz hard edge worksurfaces. Inset ceramic double sink with mixer tap. Inset four ring electric induction hob with extractor fan above and electric oven under. Further selection of matching units both at eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Fully tiled walls. Tiled flooring. Wall mounted radiator. Sealed unit double glazed window to side.



### Landing

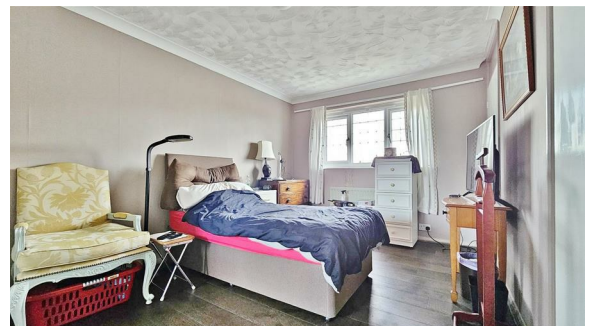
Loft access. Built in airing cupboard housing hot water cylinder. Engineered wooden flooring. Obscured sealed unit double glazed window to front. Doors to:



### Master Bedroom

13'7" x 9'6"

Built in wardrobes. Engineered wooden flooring. Radiator. Sealed unit double glazed window to rear. Door to:





### En-Suite

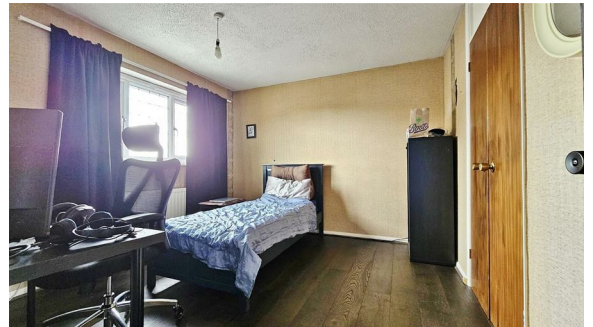
Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Corner shower cubicle with double sliding doors and wall mounted shower attachments. Fully tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.



### Bedroom Two

11'1" x 10'7"

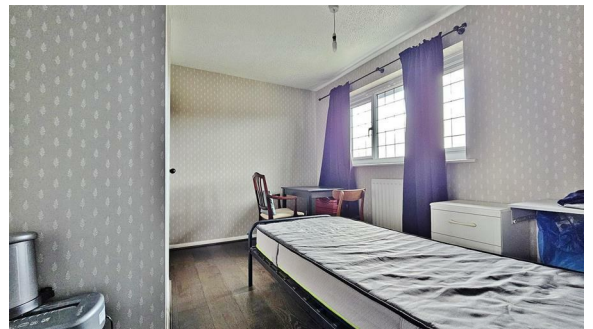
Built in wardrobe. Engineered wooden flooring. Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

11'1" x 9'3"

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



### Bedroom Four

7'7" x 6'9"

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



### Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with wall mounted shower attachments. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.



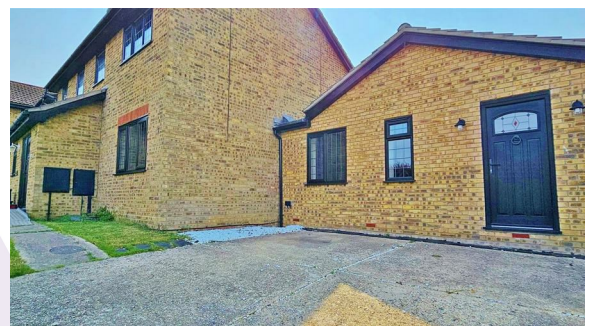
### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with bark and an array of flowers. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Hard standing concrete area providing off street parking for several vehicles. Private entrance to annexe. Remainder laid to lawn with pathway leading to entrance door.





### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

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.

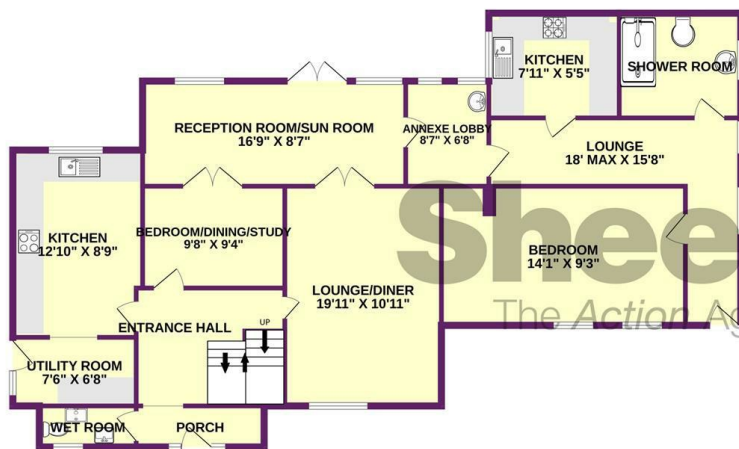
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### Disclaimer - wide angle lens etc.

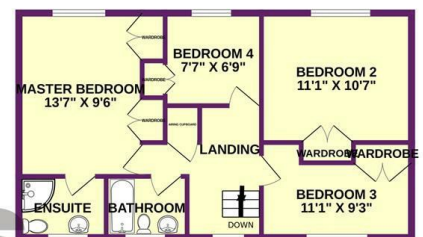
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR



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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