



## Haslemere Gardens Kirby Cross, CO13 0TE

Sheen's Estate Agents are delighted in bringing to market this SPACIOUS, THREE BEDROOM DETACHED BUNGALOW on the popular Frietuna Development. The property is being with NO ONWARD CHAIN and is positioned in the corner of a peaceful cul-de-sac. Key features of this superb property include a great size lounge/diner, kitchen, master bedroom with en-suite bathroom, two further double bedrooms, modern shower room, DETACHED DOUBLE GARAGE and block paved driveway. Haslemere Gardens is positioned within easy reach of the beach and shops at Frinton-on-Sea, Frinton Railway Station and the new Tesco's Store at the Triangle Shopping Centre. An early viewing is advised in order to appreciate this property and its location. It is in the valuer's opinion that an early viewing is highly recommended to avoid disappointment.

- Three Double Bedrooms
- Detached Bungalow
- No Onward Chain
- 21'1" x 17'5" Lounge/Diner
- 17'4" x 12'10" Master Bedroom with Ensuite
- Double Garage
- Close to Shops & Amenities
- Cul-de-Sac Position
- Popular 'Frietuna' Development
- Council Tax Band - E / EPC Rating - D



**Price £350,000 Freehold**

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# Haslemere Gardens, Kirby Cross, CO13 0TE

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The accommodation comprises approximate room sizes:

Sealed unit double glazed entrance door leading to:-

## Porch

Sealed unit double glazed windows to front and side aspect. Obscured sealed unit hardwood door to:-

## Entrance Hall

Radiator. Built in Storage cupboard. Built in airing cupboard with radiator. Loft access. Doors to:-



## Lounge/Diner

21'1" x 17'5"

Large L shaped living area. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed sliding door to garden.



## Kitchen

13'10" x 8'5"

Fitted in a range of matching fronted units. Fitted rolled edge work surfaces. Two inset stainless steel sink bowl and drainer units. Further range of matching fronted units both eye and floor level. Space for cooker. Space for fridge/freezer. Plumbing for washing machine. Part tiled walls. Tiled flooring. Wall mounted combination boiler providing hot water and heating throughout. Obscured sealed unit double glazed door to side. Sealed unit double glazed window to front.



## Master Bedroom

17'4" x 12'10"

Radiator. Built in wardrobes. Sealed unit double glazed window to rear. Door to:-



## Ensuite

Suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath. Part tiled walls. Obscured sealed unit double glazed window to side.



### Bedroom Two

11'1" x 10'3"

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



### Bedroom Three

11" x 9'4"

Radiator. Seated unit double glazed window to front.



### Shower Room

Modern suite comprises of low level w/c. Vanity had wash basin with storage cupboards under. Frameless walk-in shower with wall mounted shower attachment. Heated towel rail. Fully tiled walls. Vinyl flooring. Spotlights. Obscured sealed unit double glazed window to side.



## Outside - Rear

Part hard standing patio area. Majority laid to lawn with borders well stocked with flowers, shrubs, bushes and fruit trees (apples, pears and others). Room for a greenhouse or vegetable patch (which there used to be until fairly recently). Awning for shade. Private access door leading to double garage. Access to front via side.



## Double Garage

17'6" x 16'4"

Power and lighting connected. Two up and over doors to front.

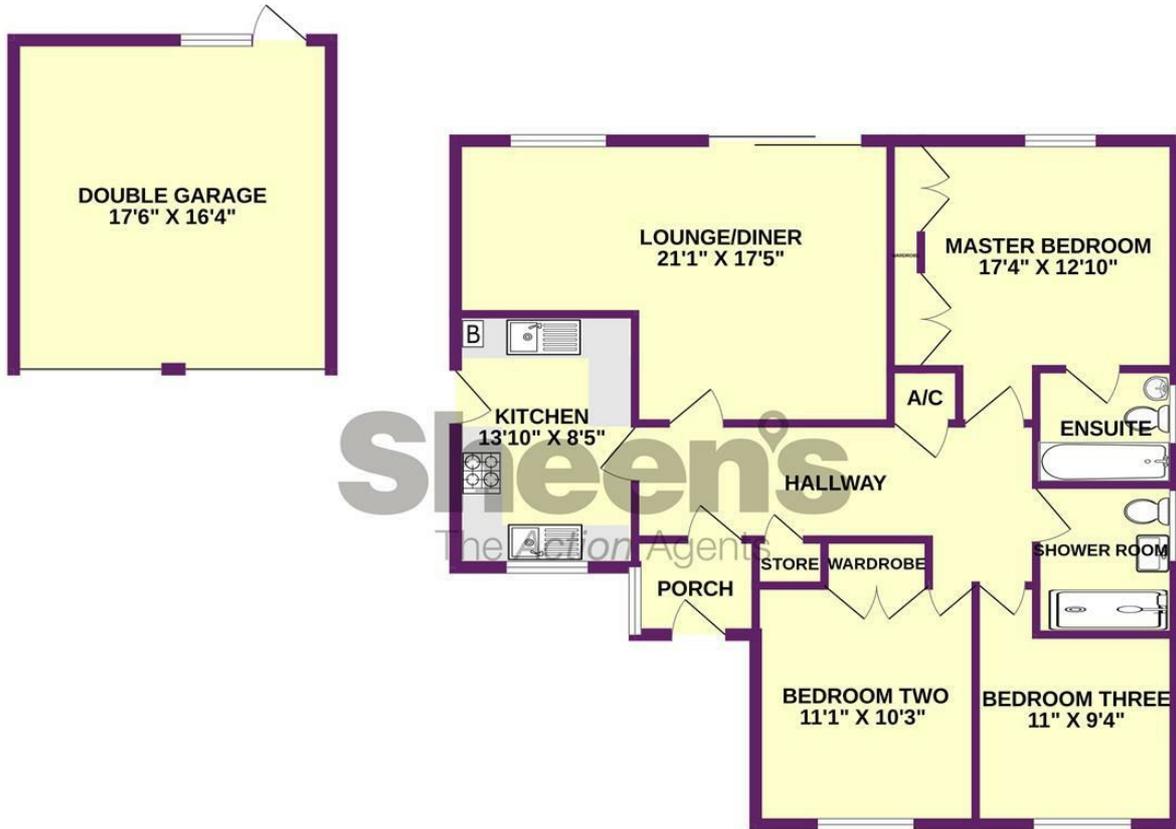


### Outside - Front

Majority laid to lawn. Hard standing paved area providing ample off street parking leading to a double garage. Beds stocking shrubs.



## 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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## Selling properties... not promises

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**Sheen's**  
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