



## Gatefield Close Frinton Homelands, CO14 8SH

Situated on the popular Frinton Homelands development, Sheen's Estate Agents have the pleasure in bringing to market this TWO BEDROOM DETACHED BUNGALOW. The property offers a a large L shaped lounge/diner, 18'7" conservatory, ample off street parking to the front leading to a garage. The property is located in a no through road and is conveniently situated within a short stroll of shopping amenities at the Triangle shopping centre and is within one mile of Frinton's town centre, mainline railway station and seafront.

- Two Bedrooms
- L'Shaped Lounge/Diner
- 18'7" Double Glazed Conservatory
- Wet Room
- Popular Frinton 'Homelands' Development
- Ample Off Street Parking & Garage
- Close To Shopping Amenities
- Quiet No Through Road
- EPC Rating C
- Council Tax Band - C



**Price £270,000 Freehold**

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## Gatefield Close, Frinton Homelands, CO14 8SH

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Accommodation comprises with approximate room sizes:-

Sealed unit double glazed composite entrance door leading to:-

### Hallway

Two built in storage cupboards. Loft access. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear. Door to:-



### Bedroom 1

13'3" x 11'2"

Radiator. Sealed unit double glazed window to rear.



### Bedroom 2

9' x 7'7"

Two built in wardrobes. Radiator. Sealed unit double glazed window to side.





### L Shaped Lounge/Diner

19'5" nar to 10'2" x 18'2" nar to 9'

Two radiators. Two sealed unit double glazed window to front.



### Kitchen

11'1" x 6'8"

Fitted with a range of beech coloured fronted units. Marble effect rolled edge worksurfaces. Inset bowl sink drainer unit. Inset four ring gas hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in eye level electric oven. Space for fridge/freezer. Corner shelving. Plumbing for washing machine. Part tiled walls. Tiled flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door giving access to:-



### Conservatory

18'7" x 9'1"

Polycarbonate roof. Part brick base. Tiled flooring. Radiator. Sealed unit double glazed windows to rear and side aspects. Sealed unit double glazed French style doors giving access to rear.



### Wet Room

White suite comprises low level electric w/c. Wash hand basin. Wall mounted electric shower with fitted seat and soak away. Extractor fan. Obscured sealed unit double glazed window to side.



### Outside - Rear

Patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Summer House to remain. Enclosed by panelled fencing. Undercover enclosed storage area. Access to front via side.



### Outside - Front

Part shingled with array of shrubs and bushes. Paved driveway providing ample off street parking for several vehicles leading to a garage with an up and over door.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/01.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

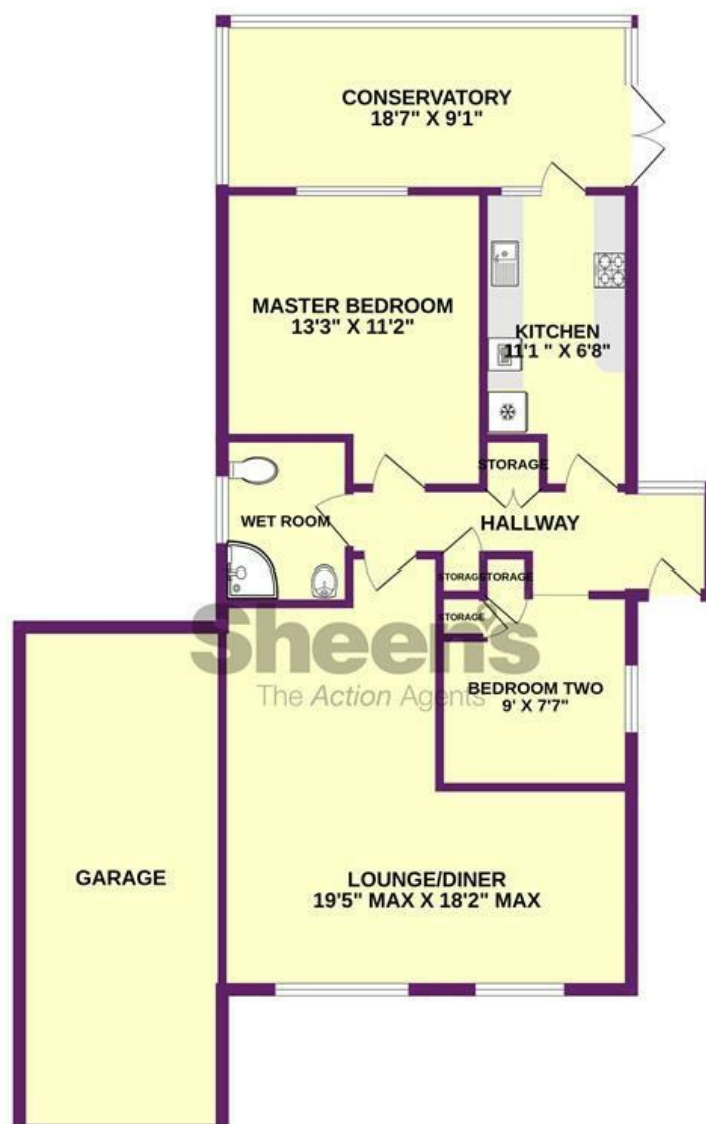
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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





## GROUND FLOOR



GATEFIELD CLOSE

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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