



## Thornhill Close Frinton-on-Sea, CO13 0SY

Situated on the popular 'Frietuna' development in a quiet cul-de-sac position, Sheen's Estate Agents have the pleasure in offering for sale this **THREE BEDROOM DETACHED BUNGALOW** with a **DOUBLE GARAGE**. The property boasts spacious accommodation throughout with a secluded west facing garden and being offered with **NO ONWARD CHAIN**. The property is conveniently located within few hundred yards of Frinton's 'Triangle' shopping centre, Mainline Railway Station with links to London Liverpool Street, Seafront and shopping amenities in Connaught Avenue. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **Quiet Cul-De-Sac Position**
- **Sought After 'Frietuna' Development**
- **15'4" x 13'9" Lounge**
- **Secluded West Facing Rear Garden**
- **No Onward Chain**
- **Ample Off Parking & Double Garage**
- **Close To Amenities**
- **EPC Rating C**
- **Council Tax Band - D**



**Price £350,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with full length obscured glazed window panel leading to:-

### Entrance Porch

Door with picture length obscured glazed window leading to:-

### Hallway

Built in airing cupboard. Loft access. Radiator. Door to:-



### Kitchen

10'1" x 9'1"

Fitted with a range of matching beech effect fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Further selection of matching units at both eye and floor level. Space for cooker. Plumbing for washing machine. Space for fridge/freezer. Wall mounted boiler providing heat and hot water throughout. Part tiled walls. Radiator. Sealed unit double glazed window to front. Obscured sealed unit double glazed door giving access to side.





## Lounge

15'4" x 13' 9"

Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed patio doors giving access to rear.



## Bedroom 1

12'4" x 12'3"

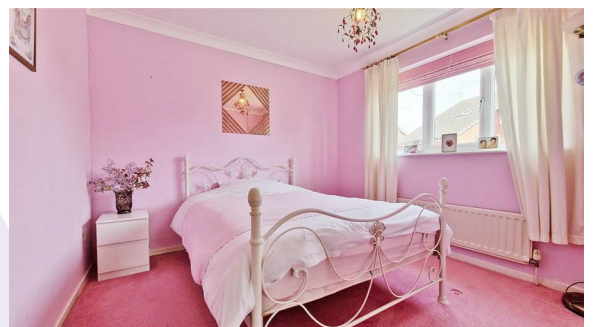
Radiator. Sealed unit double glazed window to rear.



## Bedroom 2

9'9" x 9'2"

Radiator. Sealed unit double glazed window to front.



### Bedroom 3

12'3" x 7'10"

Radiator. Sealed unit double glazed window to rear.



### Shower Room

Suite comprises low level w/c. Pedestal wash hand basin. Fitted double length shower cubicle with glass screen and integrated shower. Part tiled walls. Radiator. Obscured sealed unit double glazed window to front.



### Potential Cloakroom/Storage Cupboard

Radiator. Obscured sealed unit double glazed window to side.



### Outside - Rear

Well established west facing garden. Large patio area. Majority laid to lawn. Borders well stocked with shrubs and bushes. Private access door to double garage. Access to front via gate.



### Double Garage

17'5" x 16'4"

Power and lighting connected.



### Outside - Front

Part laid to lawn. Beds stocking shrubs and bushes. Pathway leading to entrance and side gate. Further hardstanding area providing off street parking for several vehicles leading to double garage with swinging doors.





### 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): Yes - For Current Correct Information Please Visit:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

### JAF 0425

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

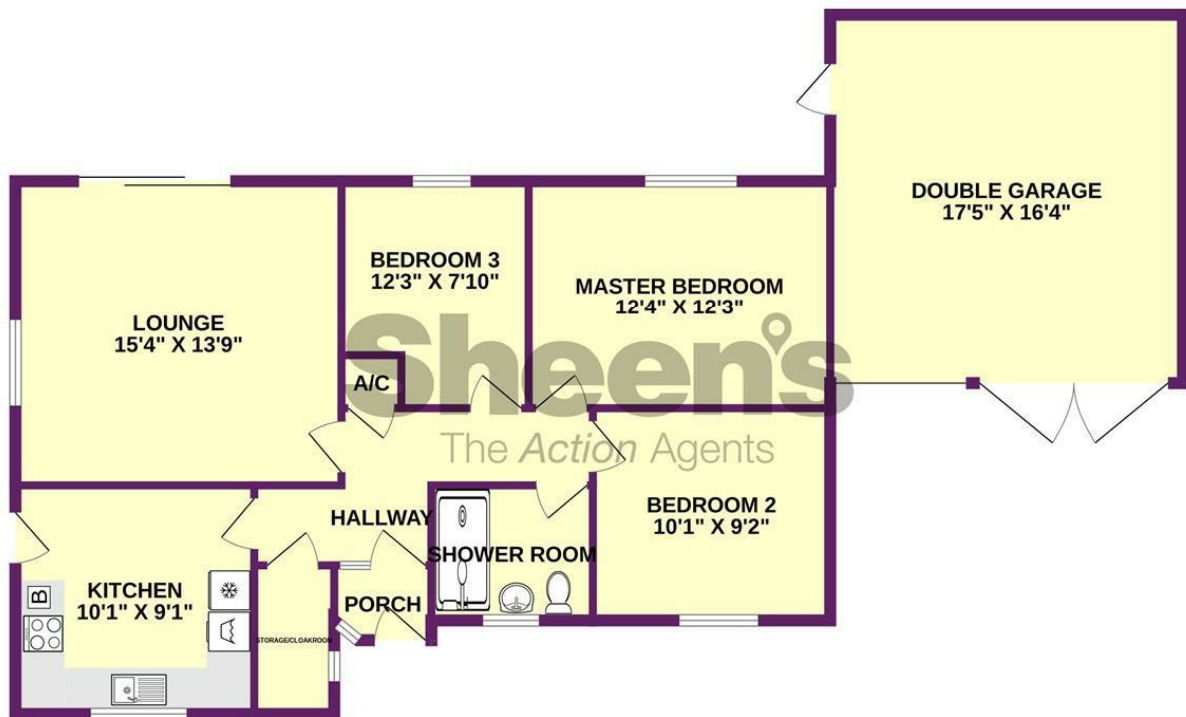
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

### Particular Disclaimer

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.



## 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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