



## Little Wood Frinton-on-Sea, CO13 0RP

Situated in a secluded position on the ever popular 'Frietuna' Development, Sheen's Estate Agents are pleased to offer for sale this deceptively spacious, THREE DOUBLE BEDROOM, TWO RECEPTION ROOM, DETACHED BUNGALOW. The property offers good sized accommodation throughout benefitting from a 19'2" lounge, separate dining room leading onto a conservatory which overlooks the well maintained rear garden. Two of the double bedrooms have fully fitted wardrobes and are all within easy access to the two W/C's one located in the shower room and the other in the separate cloakroom. To the front is a landscaped garden with off street parking leading to the DOUBLE GARAGE. Located approximately one mile from Frinton's Seafront, shopping amenities in Connaught Avenue and the 'Triangle' shopping centre it is in the valuer's opinion that an early viewing is highly recommended to fully appreciate the accommodation which is on offer.

- **Three Double Bedrooms**
- **Spacious Property With Two Reception Rooms**
- **19'2" x 15'6" Lounge**
- **14'4" x 10'3" Dining Room**
- **12'6" Double Glazed Conservatory**
- **Shower Room & Separate W/C**
- **Sought After Road On The Popular 'Frietuna' Development**
- **Off Street Parking & Double Garage**
- **No Onward Chain**
- **EPC Rating D / Council Tax Band - E**

**Price £495,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with full length glazed panel giving access to:-

## Hallway

Welcoming spacious entrance hall with built in double storage cupboard with fitted safe to remain. Loft access. Tiled flooring. Radiator. Door to:-



## Lounge

19'2 x 15'6"

Spacious airy room with a sealed unit double glazed window to front and side and an obscured glazed door leading to dining room. Two radiators.



## Dining Room

14'4" x 10'3"

Radiator. Serving hatch to kitchen. Double glazed patio doors giving access to:-



## Conservatory

12'6" x 10'6"

Part brick base. Pitched polycarbonate roof. Tiled flooring. Sealed unit double glazed windows to rear and side aspects. Sealed unit double glazed French style doors giving access to rear. Futher sealed unit double glazed door giving access to rear.



## Kitchen

11'1 x 8'9"

Fitted with a range of matching fronted units. Bevelled edge marble effect worksurfaces. Inset four ring electric hob with extractor hood above. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Built in double eye level ovens. Integrated dishwasher, fridge/freezer and washing machine. Part tiled walls. Tiled flooring. Sealed unit double glazed window to rear. Sealed unit double glazed door giving access to rear.



## Bedroom 1

14'5" x 10'6"

Fitted wardrobes to one wall. Radiator. Sealed unit double glazed window to front.



## Bedroom 2

11'1" x 10'5"

Fitted wardrobes to one wall. Radiator. Sealed unit double glazed window to rear.



## Bedroom 3/Office

11' x 9'3"

Radiator. Sealed unit double glazed window to front.



## Shower Room

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard and drawers under. Fitted corner shower cubicle with wall mounted electric shower. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.



## Separate W/C

Low level w/c. Vanity wash hand basin with storage cupboard under. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.



## Outside - Rear

Patio area. Majority laid to lawn. Borders well stocked with shrubs and bushes. Wooden storage shed to remain. Outside tap. Outside light. Enclosed by panelled fencing. Access to front via side. Obscured sealed unit double glazed door giving access to:-



## Double Garage

18'6" x 15'5"

Fitted storage units both at eye and floor level. Wood effect rolled edge worksurface. Space for tumble dryer. Power and lighting connected. Electric roller door to front.



## Outside - Front

Landscaped with lawn, array of shrubs and bushes. Paved hardstanding driveway providing ample off street parking leading to garage. Matching pathway leading to entrance door.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

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 1025

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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**Sheen's**  
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