



Willow Avenue Frinton-On-Sea, CO13 0PS

Located in the sought after established village of Kirby Cross, Sheen's Estate Agents have the pleasure in offering for sale this charming, FOUR BEDROOM, DETACHED FAMILY HOME with an ATTACHED SELF-CONTAINED ANNEXE. The property is well presented throughout and sits on a 1/4 of an acre plot offering spacious living, en-suite to master bedroom, four bathrooms and a detached garage/workshop. Kirby Cross is located approximately one and a quarter mile's from Frinton's sea front, shopping amenities in Connaught Avenue and mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Four Bedroom Detached House**
- **1/4 of an Acre Plot**
- **Self Contained Annexe**
- **Modern Ensuite to Master Bedroom**
- **Garage & Ample Off Street Parking**
- **15'10 x 13'9 Lounge**
- **Four Bathrooms**
- **Close to Mainline Railway Station with Links to London Liverpool Street**
- **Council Tax Band - D**
- **EPC Rating - D**



Price £475,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door to:-

Entrance Hall

Wood effect laminate flooring. Built in storage cupboard. Radiator. Sealed unit double glazed windows to front and side. Stair flight to first floor. Doors to:-



Lounge

15'10 x 13'9

Radiator. Feature electric fire place. Sealed unit double glazed window to front. Sealed unit double glazed windows to rear. Sealed unit double glazed patio doors to garden.



Kitchen

11'6 x 11'5

Fitted with a range of matching fronted units. Wood effect rolled edge work surfaces. Inset one and half bowl sink and drainer unit. Inset four ring gas hob with electric oven under and extractor hood above. Further range of matching fronted units at both eye and floor level. Integrated fridge freezer. Space for dishwasher. Stone effect vinyl flooring. Part tiled walls. Radiator. Sealed unit double glazed window to side. Opening to:-



Dining Room

11'5 x 10'2

Wood effect laminate flooring. Radiator. Sealed unit double glazed window to front.



Cloakroom

Suite comprises of low level w/c. Hand wash basin. Obscured sealed unit double glazed window to rear.

Landing

Loft hatch. Doors to:-

Master Bedroom

13'9 x 15'11

Radiator. Sealed unit double glazed windows to front and rear aspect. Door to:-



En-Suite

Modern suite comprises of low level w/c. Vanity wash hand basin with storage cupboards under. Fitted corner shower cubicle with wall mounted shower attachment. Heated towel rail. Fully tiled walls. Wood effect vinyl flooring. Sealed unit double glazed window to side.



Bedroom Two

11'6 x 10'5

Two built in storage cupboards. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

11'6 x 10'5

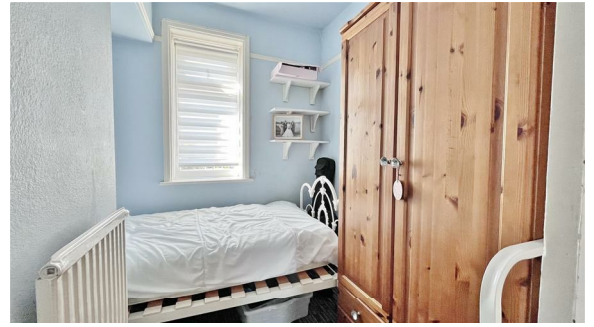
Radiator. Sealed unit double glazed window to front.



Bedroom Four

8" x 6'10

Radiator. Sealed unit double glazed window to front.



Family Bathroom

White suite comprises of low level w/c. Pedestal wash hand basin. Panelled bath. Heated towel rail. Tiled flooring. Obscured sealed unit double glazed window to rear.



Annexe

Obscured sealed unit double glazed entrance door to:-

Entrance Porch

Tiled flooring. Built in storage cupboard with plumbing for washing machine. Doors to:-



Shower Room

Suite comprises of low level w/c. Vanity hand wash storage basin with cupboards under. Fitted shower cubicle with wall mounted shower attachment. Heated towel rail. Tiled walls. Wood effect laminate flooring. Obscured sealed unit double glazed window to side.



Bedroom/Living Area

13'9" x 17'6"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel sink bowl mad drainer unit. Inset two ring hob with electric grill under. Further range of matching fronted units both eye and floor level. Wood effect laminate flooring. Two radiators. Two sealed unit double glazed windows to side. Sealed unit double glazed sliding door to:-



Conservatory

9'3" x 8'9"

Sealed unit double glazed windows to front and side aspects. Wood effect laminate flooring.



Outside - Rear

Large paved patio entertaining area. Remainder laid to lawn. 1/4 acre rear garden comprising of an array of flowers, trees, shrubs and bushes. Paved pathway creating further parking leading to garage/workshop. Enclosed by panelled fencing.



Outside - Front

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D - £2316.58

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

DH/08.25

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.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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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