



## The Oaks Frinton-on-Sea, CO13 0BA

Perfectly situated within easy reach of the town centre at Frinton-on-Sea located just outside the prestigious 'Gates', Sheen's Estate Agents have the pleasure in offering for sale this beautifully presented THREE BEDROOM DETACHED BUNGALOW. The property is conveniently positioned in a sought after, quiet, cul-de-sac on a large corner plot boasting low maintenance front and rear gardens and ample off street parking leading to a DOUBLE GARAGE. This spacious accommodation offers two reception rooms, 11'8" sun room, en-suite to master bedroom and a fully integrated modern fitted kitchen. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms, One With En-Suite
- Modern, Beautifully Presented Detached Bungalow
- Lounge & Separate Dining Room
- 11'8" Sun Room
- Modern Fully Fitted Kitchen
- Low Maintenance, Landscaped Front & Rear Gardens
- Cul-De-Sac Position On A Corner Plot
- Secluded, Sought After Location
- Ample Off Street Parking & Double Garage
- EPC Rating TBC/ Council Tax Band - E



**Price £565,000 Freehold**



Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:-

### Entrance Porch

LVT flooring. Sealed unit double glazed picture length windows to side and rear aspects. Hardwood door with full length obscured glazed panels leading to:-



### Hallway

Built in storage cupboard housing fuse board, water softener and intruder alarm. Loft access with pull down ladder. LVT flooring. Two radiators. Solid wood door leading to:-



## Lounge

16'10" x 13'10"

Fitted shelving. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front. Open access leading to:-



## Dining Room

12'4" x 10'1"

Radiator. Sealed unit double glazed window to side. Sealed unit double glazed bi-folding doors leading to sun room. Door to:-



### Kitchen

12'4" x 10'9"

Fitted with a range of modern matching handle less units. Square edge worksurfaces. Inset stainless steel butler style sink with mixer tap. Inset four ring with extractor hood above. Further selection of matching units at both eye and floor level. Built in eye level double Neff ovens with warming draw. Built in eye level Neff combination microwave and oven. Integrated washing machine, dishwasher and fridge/freezer. Part tiled walls. LVT flooring. Vertical radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door giving access to rear.



### Sun Room

11'8" x 10'3"

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





### Bedroom 1

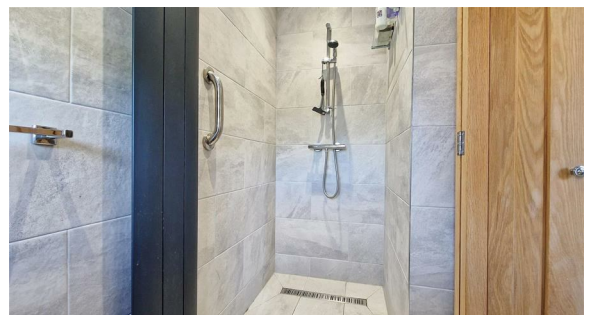
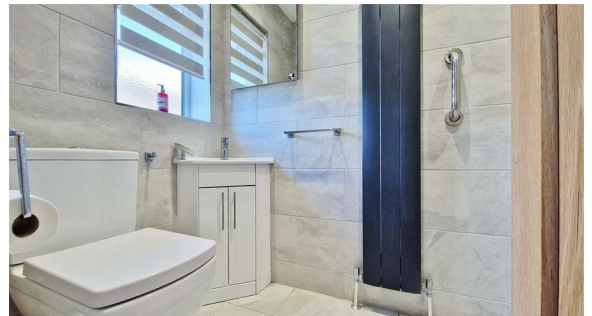
10'10" x 10'10"

Fitted wardrobes to one wall. Radiator. Sealed unit double glazed window to rear. Bi-folding door leading to:-



### En-Suite

Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted shower. Fully tiled walls, Tiled flooring. Extractor fan. Vertical radiator. Obscured sealed unit double glazed window to rear.



### Bedroom 2

11' x 10'10"

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



### Bedroom 3

7'8" x 7'5"

Radiator. Sealed unit double glazed window to front.



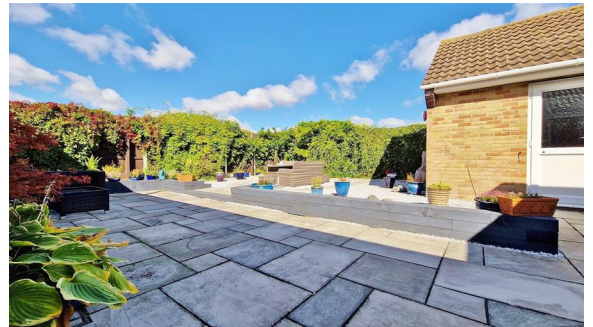
### Bathroom

Modern white suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Panelled bath with integrated shower controls, overhead rainfall shower and separate attachment. Fitted glass shower screen. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to rear.



### Outside -Rear

Landscaped low maintenance large patio area. Further shingled area with paved patio stepping stones giving further seating. Array of bushes on borders. Outside tap. Outside lights. Two gates giving access to front and side. Private access door to garage.





### Outside - Front

Large corner plot. Landscaped low maintenance with array of shrubs and bushes. Outside lights. Driveway providing ample off street parking leading to detached double garage.





### 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

Non-Standard Property Features To Note:

### JAF/09.25

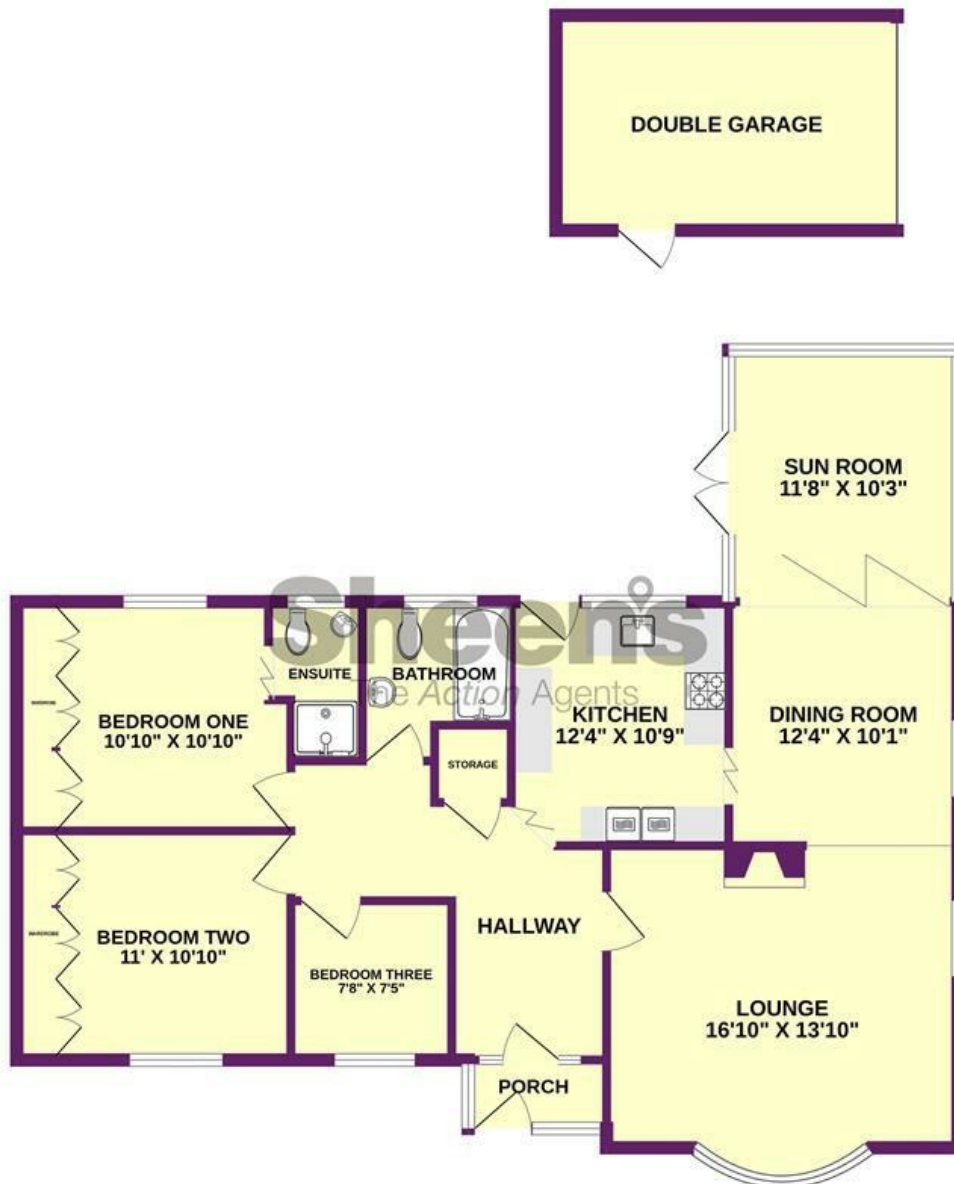
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



## GROUND FLOOR



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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