



## Keswick Close Frinton-on-Sea, CO13 0TG

Situated on the ever-popular Frietuna Estate in the village of Kirby Cross, Sheens Estate Agents are delighted to bring to market this well-proportioned THREE BEDROOM DETACHED BUNGALOW. The property boasts an impressive 42ft open-plan living space, flowing seamlessly from the kitchen through to the lounge, creating a bright and versatile area ideal for modern living and entertaining. Accommodation includes three bedrooms, ENSUITE and a well-appointed shower room, all arranged for convenient single-storey living. Externally, the bungalow benefits from a double-length single garage, off-street parking, and a private rear garden. Keswick Close is tucked away in a quiet cul-de-sac, ideally positioned for local amenities, schools, and transport links, this is a fantastic opportunity on one of Kirby Cross's most desirable estates.

- Three Bedrooms
- Detached Bungalow
- Ensuite & Family Shower Room
- 42'4" Living Area
- Well Presented Throughout
- Detached Double Length Garage
- Close to Shops & Amenities
- Popular 'Frietuna Development'
- EPC Rating - D
- Council Tax Band - D



**Price £480,000 Freehold**



The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door to:-

### Entrance Hall

Radiator. Loft access. Built in storage cupboard. Wood effect laminate flooring. Doors to:-



### Kitchen

12'8" x 10'

Fitted in a range of modern matching fronted units. Wood effect square edge work surfaces. Inset ceramic one and a half sink bowl and drainer unit. Inset four zone induction hob with extractor hood above. Built in eye level electric oven with grill. Further range of matching units both eye and floor level. Integrated dishwasher & washing machine. Fitted island. Spotlights. Radiator. Wood effect laminate flooring. Obscured sealed unit double glazed door to side. Sealed unit double glazed window to front. Opening to:-



## Dining Room

15'4" x 13'10"

Two radiators. Sealed unit double glazed window to side.  
Opening to:-



## Lounge

15'2" x 15'1"

Radiator. Sealed unit double glazed window to side. Skylight.  
Sealed unit double glazed sliding door to garden.



### Master Bedroom

12'4" x 12'4"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Two

12'9" x 7'9"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

10' x 9'3"

Radiator. Sealed unit double glazed window to front. Door to:-



### En-suite

Modern suite comprises of low level w/c. Pedestal hand wash basin. Fitted shower cubical with wall mouthed shower attachment. Spotlights. Extractor fan. Heated towel rail. Stone effect tiled walls. Vinyl flooring.



### Shower Room

Modern suite comprises of low level w/c. Vanity hand wash basin with stare cupboards under. Fitted corner cubical with wall mounted shower attachment. Heated towel rail. Spotlights. Extractor fan. Stone effect tiled walls. Stone effect vinyl flooring. Obscured sealed unit double glazed window to front.





### Outside - Rear

Part hard standing patio area. Majority laid to lawn with borders well stocked with flowers, shrubs, bushes. Private access door to garage. Side access via gate. Enclosed by part brick wall part wooden fence.



### Outside - Front

Hard standing area providing ample off street parking leading to double length garage.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2025/2026 £2216.84 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:N/A

### DH.01.26

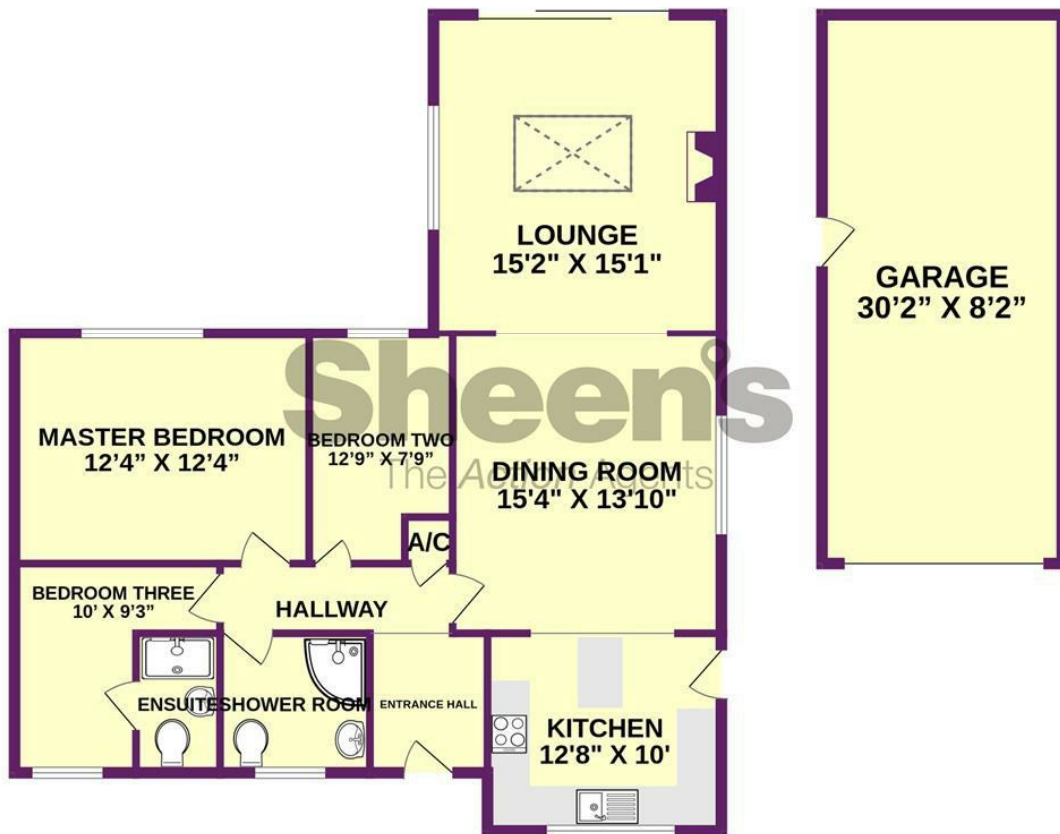
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

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### Disclaimer - wide angle lens etc.

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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