



Millet Road Kirby Cross, CO13 0FZ

Situated on the brand new development of 'Finches Park', in the ever popular Kirby Cross, Sheen's Estate Agents are delighted to offer for sale this newly constructed, TWO BEDROOM DETACHED BUNGALOW. The property was built in 2023 and benefits from a modern feel throughout, open plan lounge/kitchen/diner, large garden, off street parking and stunning views. Frinton's town centre with shopping amenities in Connaught Avenue and seafront are located within one and a quarter miles away. The property is also within a third of a mile of the mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to avoid disappointment.

- Two Double Bedrooms
- Popular 'Finches Park' Development
- Off Street Parking
- Stunning Open Views To The Front Aspect
- Open Plan Lounge/Kitchen/Diner
- South Facing Landscaped Garden
- Corner Plot Position
- Newly Built In 2023
- Council Tax Band - C
- EPC Rating - B

Price £335,000 Freehold



Accommodation comprises with approximate room sizes:-

Composite door leading to:

Hallway

Tiled effect vinyl flooring. Spotlights. Radiator. Doors to:



Lounge

15'2" x 13'1"

Tiled effect vinyl flooring. Radiator. Spotlights. Sealed unit double glazed windows to front. Sealed unit double glazed 'French' doors leading to rear garden. Open plan to:



Kitchen/Diner

10'5" x 10'3"

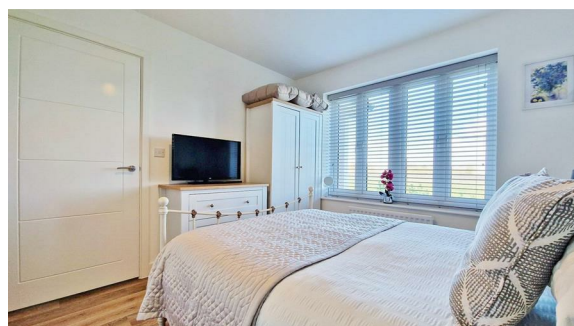
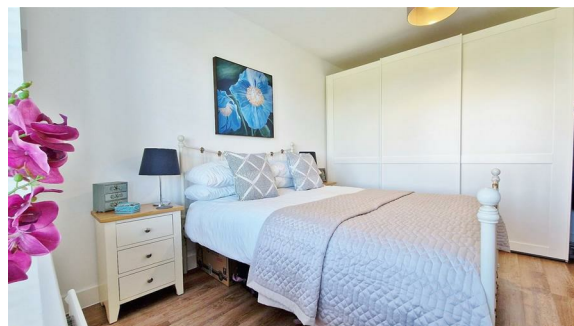
Fitted with a range of matching grey fronted units. Hard edge work surfaces. Tiled effect vinyl flooring. Inset stainless steel bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of matching grey units both at eye and floor level. Integrated Fridge/Freezer. Extractor fan. Spotlights. Integrated dishwasher. Integrated washing machine. Enclosed combination boiler. Spotlights. Sealed unit double glazed window to rear. Sealed unit double glazed window to side.



Bedroom One

11'9" x 9'9"

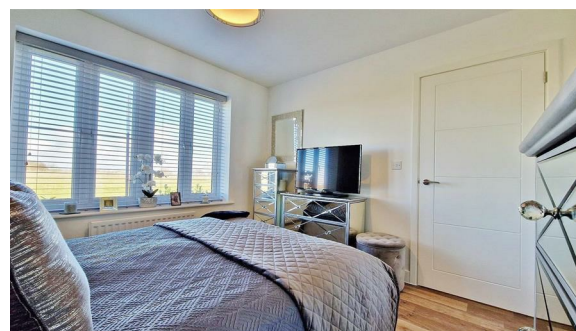
Wood effect vinyl flooring. Spotlights. Sealed unit double glazed window to front. Radiator. Built in double length wardrobe with sliding doors.



Bedroom Two

10'6" x 10'4"

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



Shower Room

White suite comprising of low level WC. Pedestal wash hand basin. Enclosed shower cubicle with wall mounted shower attachment. Tiled splashback. Wood effect vinyl flooring. Spotlights. Extractor fan. Built in storage cupboard. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



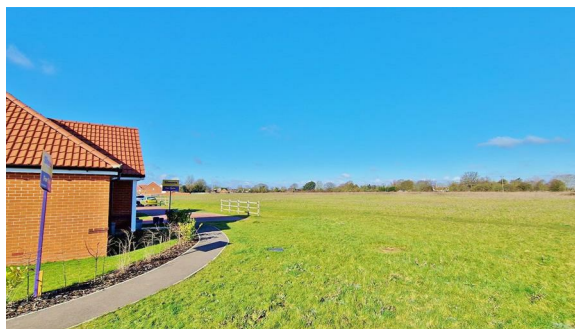
Outside - Rear

South facing garden. Patio area. Remainder laid to lawn. Shed to remain. Access to front via side gate. Outside tap, sockets and lights. A range of beds stocked with shrubs and bushes. Enclosed by panel fencing.



Outside - Front

Corner plot position offering open views to front aspect. Block paved driveway offering off street parking for several vehicles. Remainder laid to lawn. Pathway to entrance door. Borders stocked with hedging. Outside light.



Outside Front (2)



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

DH/12.24

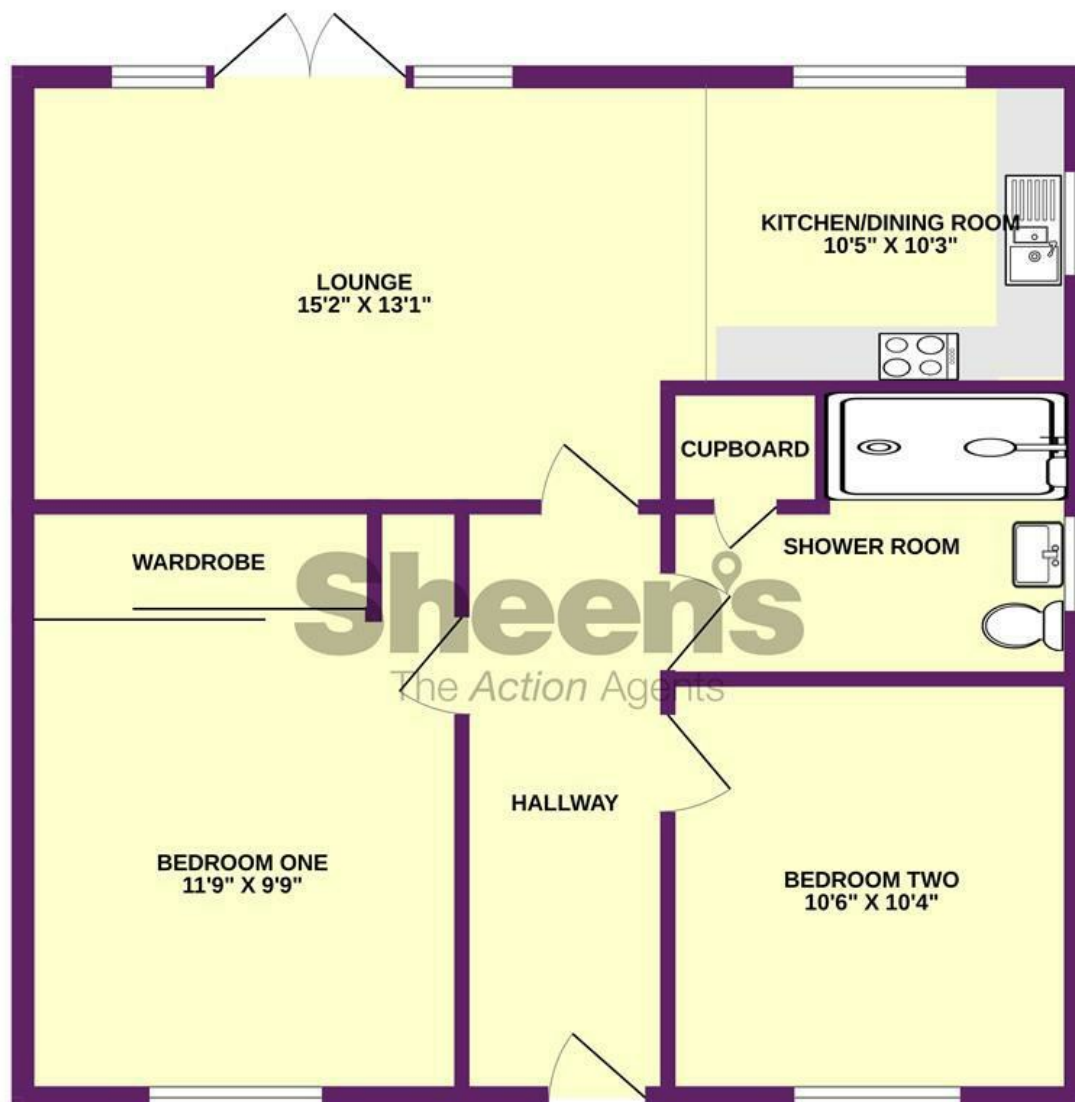
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with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

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

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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