



## Frinton Road Kirby Cross, CO13 0LE

Situated in a NON-ESTATE position and boasting an un-overlooked SUBSTANTIAL rear garden, Sheen's Estate Agents have the pleasure in bringing to market this SPACIOUS, THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property offers a large welcoming entrance hall, character features throughout, 13'9 sun room giving access into the rear garden with multiple out buildings. To the front is ample off street parking leading to a detached garage and is within walking distance to Kirby Cross mainline railway station and one and half miles of Frinton's mainline railway station, town centre and seafront an internal inspection is highly recommended to fully appreciate the size of the property which is on offer.

- Three Double Bedrooms
- Two Bathrooms
- 1/3 Of An Acre Plot
- Modern Character Features Throughout
- External Gym, Utility, Garden Room & Office
- Detached Garage & Ample Off Street Parking
- Sun Room Overlooking Stunning Gardens
- Non-Estate Position Close To Amenities
- Solar Panels & Battery Storage
- Council Tax Band - D / EPC Rating - D



**Price £575,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Porch

Tiled flooring. Sealed unit double glazed led light windows to front. Sealed unit double glazed door leading to:

### Hallway

Built in airing cupboard housing combination boiler providing heating and hot water throughout. Fitted high level period featured shelving. Laminate flooring. Wall lights. Radiator. Sealed unit double glazed windows to front. Doors to:



## Bedroom 2

13'10" x 12'1"

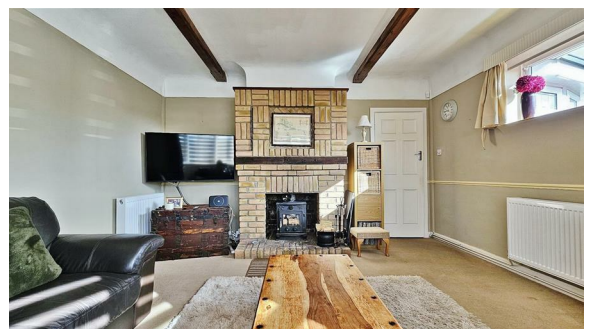
Fitted wardrobes. Laminate flooring. Sealed unit double glazed window to side. Sealed unit triple glazed bay windows to front.



## Bedroom 1/Lounge

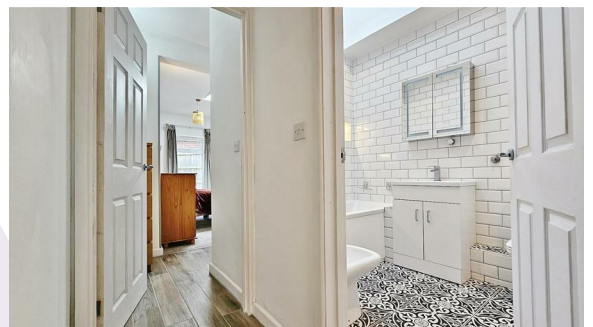
13'9" x 12'10"

Brick featured fireplace with inset log burner. Two radiators. Sealed unit double glazed window to side. Sealed unit triple glazed bay windows to front.



## Inner Hall

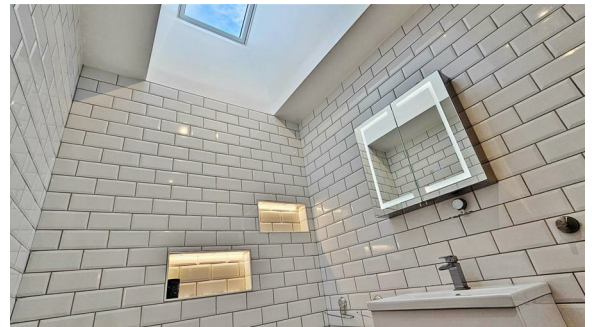
Loft access with pull down ladder. LVT flooring. Doors to:



## Bathroom

10'9" x 4'7"

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with shower hose attachment. Bidet. Fully tiled walls. Mosaic tiled flooring. Integral shelving with featured mosaic tiles and under lighting. Wall mounted heated towel rail. Spotlight. Extractor fan. Solar powered opening Velux window with wall mounted control.



## Bedroom 3

16'5" x 11'7"

Large built in wardrobe. Fitted carpet and LVT flooring. Wall lights. Radiator. Sealed unit double glazed windows to side and rear. Sealed unit double glazed featured skylight with fitted blinds.



## Kitchen

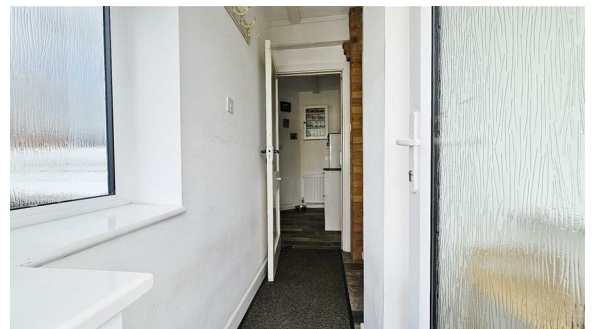
14'3" x 12'3"

Fitted with a range of matching fronted units. Hard edge stone effect work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level electric oven. Plumbing for dishwasher. Fitted stone effect breakfast bar with seating area and cupboard under. Large walk-in larder. Under cupboard lighting. Part tiled walls. Stone effect splashback. Wood effect tiled flooring. Radiator. Sealed unit double glazed windows looking out to rear garden. Obscured hardwood door leading to:



### Inner Hall

LVT flooring. Spotlights. Obscured sealed unit double glazed windows to side and rear. Obscured sealed unit double glazed door to side leading to driveway. Door to:



### Wet Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Walk in shower with soak away and wall mounted shower attachments. Fully tiled walls. Vinyl flooring. Spotlights. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



### Lounge/Bedroom 1

16'9" x 11'

Fitted wardrobes. Laminate flooring. Feature fireplace. Sealed unit double glazed picture length window to rear. Double glazed Velux window to rear. Sealed unit double glazed double doors leading to:



### Sun Room

13'9" x 12'6"

Tiled flooring. Spotlights. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed feature skylight. Two sets of sealed unit double glazed 'French' style doors leading out onto:



### Outside - Rear

Secluded large plot with partial laid patio and pathed areas. Remainder laid to lawn. South East and West facing solar panels fitted to garage pitched roof. Raised brick beds stocked with an array of trees and shrubs. Featured willow. Raised shingled area with inset beds stocked with an array of trees, shrubs and bushes. Raised brick pond with brick featured well. Fitted pergola. Built in brick built storage shed with power and light connected. Workshop/outbuilding (18'2" x 9'3") to remain. Greenhouse to remain. Additional garden area ideal for growing patch and potential for swimming pool S.T.P.P. Log store. Further raised beds stocked with an array of trees, shrubs and bushes. Access to front via side gate. Enclosed by panelled fencing. Private access door to:



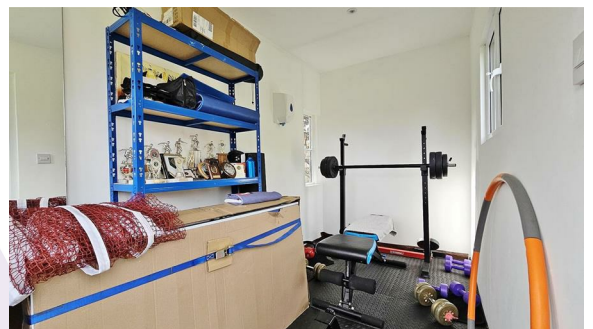
## Alternate Outside Rear View



## Gym

12'9" x 5'8"

Power and light connected. Sealed unit double glazed windows to all aspects.



## Garden Room

13'5" x 8'

Wood effect tiled flooring. Spotlights. Wall lights. Sealed unit double glazed window to front. Sealed unit double glazed door leading to garden. Sealed unit double glazed 'French' style doors leading to garden. Door to:



## Office

8' x 5'4"

Wood effect tiled flooring. Spotlights. Sealed unit double glazed window to side.

## Utility

6'7" x 4'6"

Fitted rolled edge work surface with cupboards at eye and floor level. Butler sink with cupboard under. Part tiled walls. Tiled flooring. Window to rear. Door to garage. Door to:



## Cloakroom

4'6" x 2'9"

Low level WC. Wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Obscured window to side.

## Garage

18'9" x 10'

Solar panel controls and battery. Electric roller door. Plumbing for washing machines and tumble dryers and space for other white goods. Additional cupboards with further loft storage within the roof of the garage. Windows to side. Power and light connected.

### Outside - Front

Large driveway providing off street parking for several vehicles leading to garage with electric roller door. Remainder laid to raised lawned area with shingled beds stocked with array of trees. Enclosed by featured brick wall.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D - £2216.84

Any Additional Property Charges: None

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: None

### JD 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).

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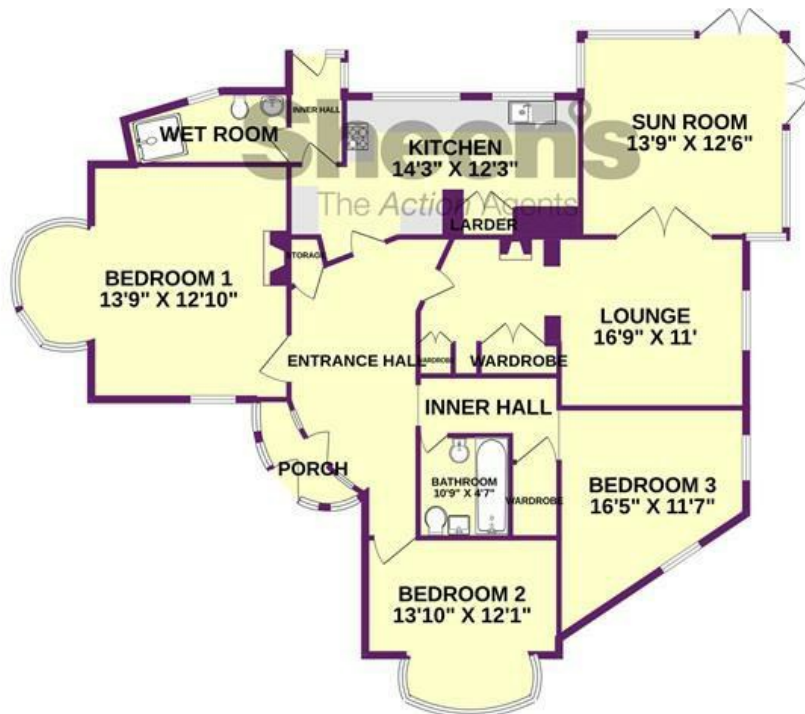
These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes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

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**GARAGE**  
18'9" X 10'

**UTILITY**  
6'7" X 4'6"

**WC**  
4'6" X 2'9"



## Selling properties... not promises

**Sheen's**  
The *Action* Agents