



Sadlers Close Kirby Cross, CO13 0QB

Situated in a non-estate position in the sought after area of Kirby Cross, Sheen's Estate Agents are pleased to offer for sale **TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW**. This spacious, well proportioned bungalow boasts a 15' lounge, modern fitted bathroom suite, 72' un-overlooked rear garden, ample off street parking under a car port and a detached garage. The property is conveniently located within quarter of a mile of the local convenience store and within one mile of Frinton's town centre, mainline railway station and seafront. An early viewing is strongly advised to full appreciate to size of the accommodation which is on offer.

- Two Double Bedrooms
- Spacious, Well Proportioned Bungalow
- 15' x 12'4" Lounge
- Modern White Bathroom Suite
- Popular Non-Estate Position
- 72' Secluded Rear Garden
- Ample Off Street Parking With Car Port
- Detached Garage
- Must Be Viewed
- EPC Rating D / Council Tax Band TBC



Price £270,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door leading to:-

Hallway

Loft access with pull down ladder and power and lighting connected. Radiator.



Lounge

15' x 12'4"

Fitted storage cupboards and drawers. Fitted shelving. Radiator. Sealed unit double glazed window to front.



Bedroom 1

12'5" x 12'3"

Radiator. Sealed unit double glazed window to rear.



Bedroom 2

10'9" x 9'

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



Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled P shaped bath with shower attachment. Part tiled walls. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



Kitchen

10'9" x 9'

Fitted with a range of matching beech coloured fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Inset four ring gas hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in eye level double oven. Plumbing for washing machine. Space for fridge/freezer. Enclosed wall mounted newly installed combination 'Baxi' boiler with a 10 year warranty providing heat and hot water throughout. Part tiled walls. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to outside rear.



Outside - Rear

72'

Un-overlooked. Patio area. Remainder laid to lawn. Borders stocked with flowers, shrubs and bushes. Raised vegetable beds. Outside lights. Outside tap. Potting shed. Enclosed by panelled fencing. Private access door to garage.



Garage

16'3" x 8'2"

Power and lighting connected. Shelving. Up and over door to front.

Outside - Front

Part laid to lawn. Array of beds stocking shrubs and bushes. Hardstanding area providing ample off street parking leading to garage.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: TBC

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:

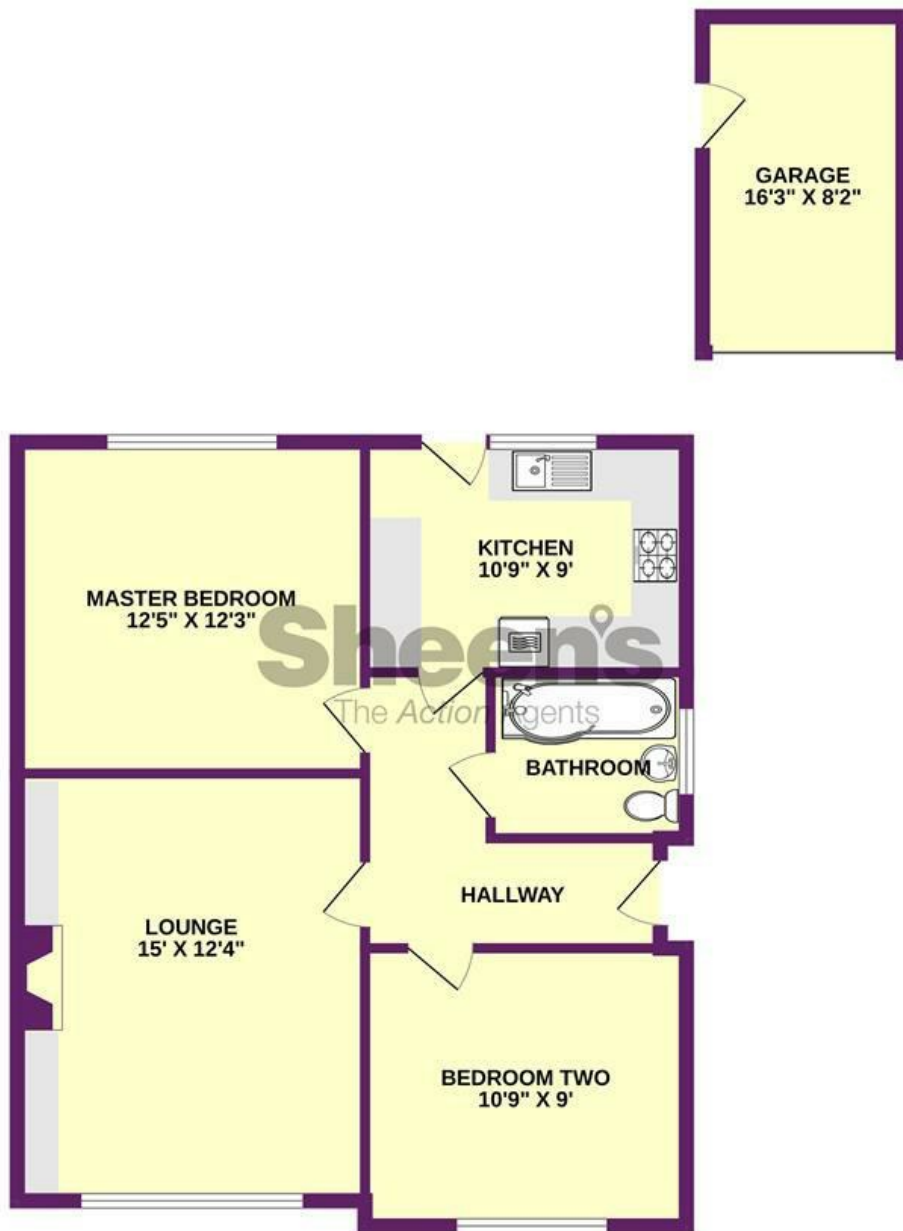
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



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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