



Sunningdale Way Kirby Cross, CO13 0TX

Located on the sought after 'Frietuna' Development on the outskirts of the Frinton 'Gates', Sheen's Estate Agents have the pleasure in bringing to market this stunning, NO ONWARD CHAIN, EXTENDED FOUR/FIVE BEDROOM DETACHED FAMILY HOME with a DOUBLE GARAGE. The property occupies a large plot and provides 1797 square feet of modern living accommodation over two floors. Boasting three reception rooms, modern fitted kitchen and utility room, en-suite to the master bedroom, established rear garden and ample off street parking. Conveniently positioned within less than a mile of the mainline railway station offering links to London Liverpool Street, shopping amenities at the town centre and the prestigious 'Greensward' and Seafront. An internal viewing is highly recommended to fully appreciate the spacious accommodation which is on offer.

- **Extended Four/Five Bedroom Detached Family Home**
- **Double Garage & Ample Off Street Parking**
- **Modern Fitted Kitchen With Utility Room**
- **Stunning Throughout**
- **22" Lounge with Log Burner**
- **Modern En-suite to the Master Bedroom**
- **No Onward Chain**
- **Must Be Viewed**
- **EPC Rating - TBC**
- **Council Tax Band - E**



Price £535,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed door leading to:-

Entrance Hall

Wood effect vinyl flooring. Radiator. Built in storage cupboard. Stair light to first floor. Doors to:-



Kitchen

18'7" x 9'4"

Fitted in a range of matching fronted units. Wood effect square edge work surfaces. Inset ceramic one and a half bowl sink and drainer unit. Inset seven ring gas hob with fitted extractor fan above and two ovens, grill and plate warmer under. Further selection of matching units both eye and floor level. Space for fridge/freezer. Integrated dishwasher. Radiator. Sealed unit double glazed window to rear. Spotlights. Stone effect vinyl flooring. Opening to:-



Utility

8'10" x 6'2"

Further selection of matching units both eye and floor level. Wood effect square edge work surfaces. Plumbing for washing machine. Sealed unit double glazed door to side access. Spotlights.



Family Room

22'6" x 11'10"

Stone effect vinyl flooring. Underfloor heating. Sealed unit double glazed windows to rear and side aspects. Sealed unit double glazed patio doors to garden. Spotlights. Skylight.



Lounge

22" x 12'1"

Radiator. Feature brick built fire place with log burner. Sealed unit double glazed window to front.



Bedroom Five/Office

9'6" x 8'10"

Radiator. Sealed unit double glazed window to front.



Cloakroom

Modern suite comprises of low level W/C. Vanity hand wash basin with storage cupboard under. Part tiled walls. Obscured sealed unit double glazed window to side.



Landing

Loft access. Airing cupboard housing boiler providing hot water and heating throughout. Doors to:-



Master Bedroom

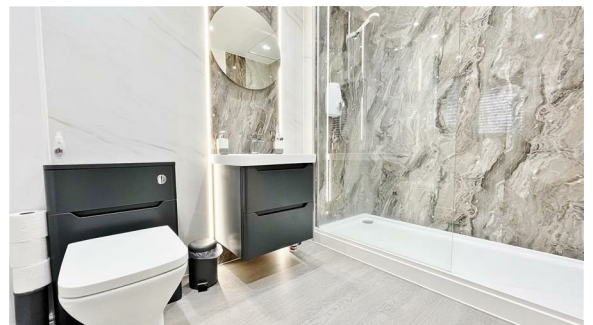
13'8" x 10'6"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear. Door to:-



Ensuite

Modern suite comprises of low level w/c. Vanity hand wash basin with storage drawers under. Fitted shower cubical with wall mounted shower attachment. Panelled feature wall with LED lighting. Heated towel rail. Wood effect vinyl flooring. Spotlights. Obscured sealed unit double glazed window to side.



Bedroom Two

14'11" x 10'6"

Built in wardrobe. Two radiators. Two sealed unit double glazed windows to front.



Bedroom Three

8'8" x 13'5"

Radiator. Sealed unit double glazed window to rear.



Bedroom Four

8'3" x 12'2"

Radiator. Sealed unit double glazed window to front.



Family Bathroom

Suite comprises of low level w/c. Vanity hand wash basin with storage cupboard under. Fitted panelled bath with wall mounted shower attachment. Heated towel rail. Fully tiled walls. Spotlights. Obscured sealed unit double glazed window to side.



Outside - Rear

Majority laid to lawn. Large paved patio entertaining area. Borders well stocked with flowers, shrubs and bushes. Outside light. Enclosed by panel fencing. Wooden shepherds hut. Side access via wooden gate. Door to garage.



Double Garage

Power and lighting. Up and over garage doors. Door to office. Sealed unit double glazed window to rear.



Outside - Front

Paved area providing off street parking for several vehicles leading to double garage with up and over doors. Remainder laid to lawn



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

(Telephone & Broadband):

Non-Standard Property Features To Note:

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.

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



Sheen's
The Action Agents

1ST FLOOR



SUNNINGDALE WAY

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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