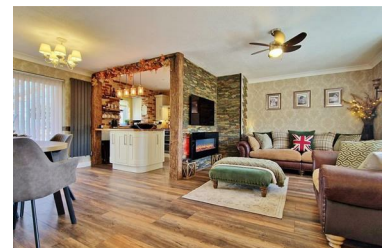




## Great Harrods Frinton Homelands, CO14 8UN

Located on the popular 'Frinton Homelands' development and having undergone a stunning complete re-modelling and renovation, is this UNIQUE TWO BEDROOM LINK DETACHED BUNGALOW. From the front to the rear of this property you will find individual tasteful design ideas implemented by the current owners of which gives this property its unique feel. The property starts with a landscaped front garden leading into a welcoming entrance hall boasting access to a master bedroom with en-suite, lounge/kitchen/dining space, utility room and a beautiful spacious rear garden. Located within 0.6 of a mile of Frintons seafront and within 0.5 miles of the shopping amenities at the 'Triangle' shopping centre this property is not to be missed and an early viewing is strongly recommended.

- Two Bedrooms
- Unique In Design and Layout
- Completely Modernised Throughout
- En-Suite To Master Bedroom
- Lounge/Kitchen/Dining Area
- Utility Room
- Sought After 'Frinton Homelands' Development
- Landscaped Front & Rear Gardens
- Detached Garage & Off Street Parking
- EPC Rating C/Council Tax Band - B



**Offers In Excess Of £365,000 Freehold**



Accommodation comprises with approximate room sizes:-

Newly fitted composite entrance door with full length matching obscured glazed panels leading to:

## Entrance Hall

Wood flooring. Loft access (part boarded) and power and lighting connected. Built in storage cupboard. Radiator. Open access to lounge/kitchen/dining area. Doors to:



## Master Bedroom

12'7" x 12'3"

Radiator. Open access leading into:.



## Bedroom Two

10'10" x 7'6" to wardrobe

Fitted wardrobes to one wall with mirrored sliding doors. Radiator. Sealed unit double glazed window to front.



### En-Suite

White suite comprising of low level W/C. Vanity wash hand basin with storage drawers under. Fitted oversized shower cubicle with fitted glass screen. Tiled splashbacks. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to rear. Sealed unit double glazed door giving access to rear.



### Bathroom

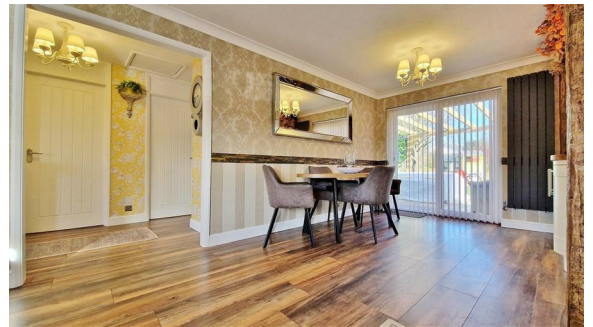
White suite comprising of low level W/C. Vanity wash hand basin with storage under. Panelled B-shaped bath with shower attachment. Feature towel rail. Fully tiled walls. Obscured sealed unit double glazed window to rear.



## Lounge/Diner

16'9" nar to 8'3" x 19'6" nar to 11'

Wood flooring. Vertical radiator. Sealed unit double glazed bay window to front. Sealed unit double glazed patio doors giving access to rear. Open access leading into:





## Kitchen

11'9" x 9'

Stylishly fitted with a range of modern matching fronted units. Square edge wood work surfaces. Inset five ring gas hob with built in oven under and fitted extractor fan above. Inset stainless steel butler style sink with pull out mono mixer tap. Further selection of matching units at both eye and floor level. Integrated dishwasher. Space for fridge freezer. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door leading to:



## Utility Room

6'9" x 5'1"

Matching units at eye level. Square edge wood work surfaces. Space for tumble dryer. Plumbing for washing machine. Obscured sealed unit double glazed windows to side. Sealed unit double glazed door giving access to rear.



### Outside - Rear

Un-overlooked and landscaped with a raised wood decked entertaining area with inset border lights and over head 'pergola'. Beds well stocked with flowers, shrubs, bushes and trees. Further patio seating area. Outside tap. Enclosed by panel fencing. Private access door to garage.





## Alternate Rear View



## Outside - Front

Beautifully designed and configured. Part laid to large pebbles. Part artificial grass. Raised bed stocking bushes. Hard standing area providing ample off street parking leading to garage with an up and over door. Part shingled part brick and slate pathway leading to an oak framed under cover storm porch giving access to the entrance door.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: B

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:

### JAF/02.25

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.

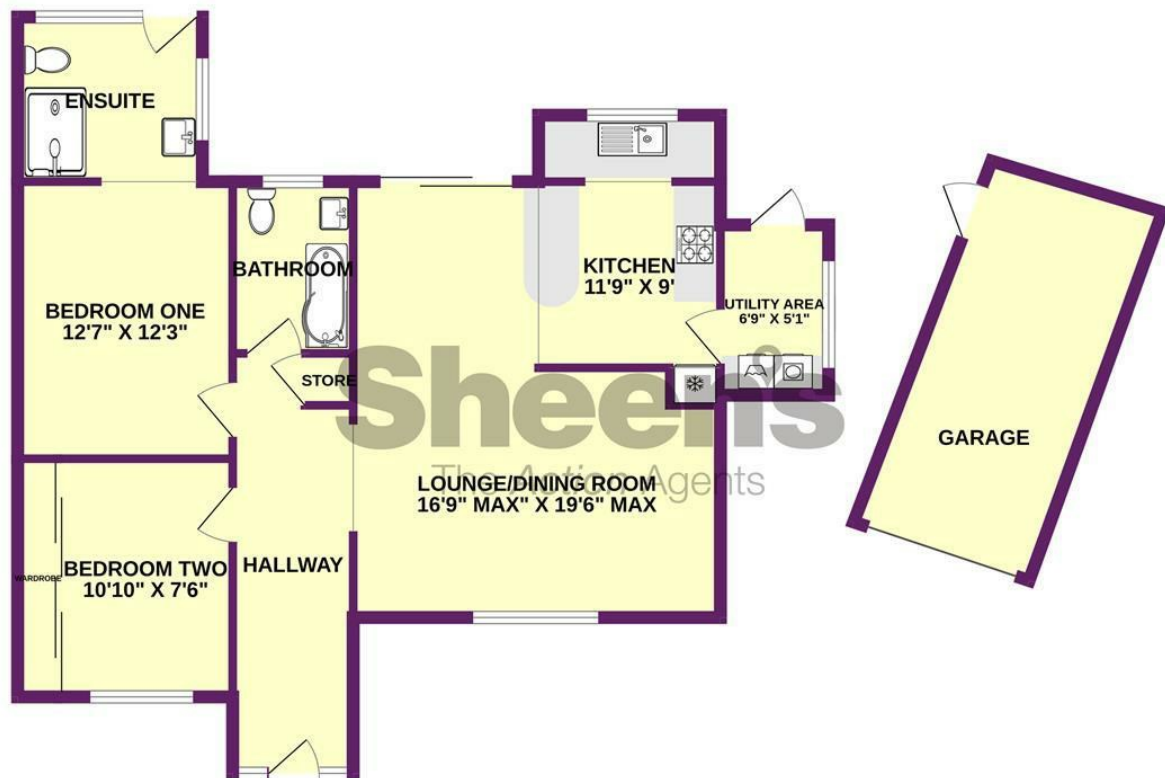
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

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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