



Frinton Road Frinton-On-Sea, CO13 0HJ

Being offered with NO ONWARD CHAIN and located in a sought after non-estate position, having undergone a stunning renovation is this exceptional, EXTENDED FOUR BEDROOM DETACHED BUNGALOW. The property boasts a modern en-suite bathroom to the master bedroom, 18'8" vaulted ceiling kitchen/dining room, 60'+ wraparound garden and ample off street parking leading to a detached garage. Situated in the popular area of Kirby Cross the property is within easy reach of bus stops, and conveniently situated within one mile of Frinton's town centre with shopping amenities, seafront and mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- Stunning En-Suite To Master Bedroom
- 18'8" Kitchen/Diner & Separate Utility
- Modern Family Shower Room
- 60'+ Wraparound Rear Garden
- 13'8 x 11'6" Lounge/Snug
- Sought After Non-Estate Position
- Ample Off Street Parking & Detached Garage
- No Onward Chain
- Council Tax Band - D/ EPC Rating C



Price £475,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit composite entrance door with picture length double glazed window leading to:-

Hallway

Built in storage cupboard. Wood effect Karndean flooring. Radiator. Open aspect to kitchen/diner. Door to:-



Bedroom 1

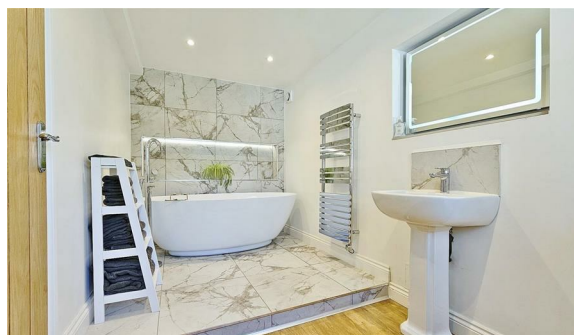
15'3" x 11'10"

Inset ornamental feature fireplace. Radiator. Wood effect Karndean flooring. Sealed unit double glazed Georgian style window front. Door to:-



En-Suite

Newly fitted modern white suite comprises low level w/c. Pedestal wash hand basin. Oval free standing bath with free standing mixer tap. Inset ornamental shelving with feature lighting. Part tiled walls. Part tiled/part wood flooring. Heated towel rail. Extractor fan. Sealed unit double glazed Georgian style window to rear.



Bedroom 2

11'4" x 9'1"

Wood effect Karndean flooring. Radiator. Sealed unit double glazed Georgian style window to side. Loft access with ladder housing combination boiler.



Bedroom 3

9' x 8'

Wood effect Karndean flooring. Radiator. Sealed unit double glazed Georgian style window to front.



Shower Room

Newly fitted modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted double length shower cubicle with shower and over head rainfall shower. Fitted glass showier screen. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed Georgian style window to side.



Bedroom 4/Study

9'6" x 4'9"

Fitted desk with storage drawer and cupboard under. Inset shelving. Sealed unit double glazed Georgian style window to side.



Lounge

13'8" x 11'6"

Fitted shelving and storage cupboard. Vertical radiator. Sealed unit double glazed Georgian style window to side. Door leading to:-



Kitchen/Diner

18'8" x 15'1"

Vertical radiator. Vaulted ceiling. Sealed unit double glazed bi-folding doors giving access to rear.



Kitchen

Luxury fitted with a range of modern matching fronted units. Solid bevelled edge stone worksurfaces with inset butler style sink and drainer. 'Rangemaster' six burner cooker to remain with extractor hood above. Integrated fridge/freezer and dishwasher. Pull out larder. Fitted pantry cupboard. Centre island with solid wood worksurface incorporating a breakfast bar. Wood effect Karndean flooring. Sealed unit double glazed Georgian style window to rear. Sealed unit double glazed bi-folding doors giving access to rear.



Outside - Rear

60' approx

Patio area. Majority laid to lawn. Mature trees and bushes. Wooden storage shed. Enclosed by panelled fencing. Open access to side leading to a detached garage with private access door. To the alternate side there is a large lawned garden area providing further open space.



Outside - Front

Low maintenance. Majority shingled with hardstanding driveway providing ample off street parking for several vehicles. Enclosed raised beds with array of shrubs and bushes. Low level picket fence. Garage with an up and over door.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:

JAF 0525

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.

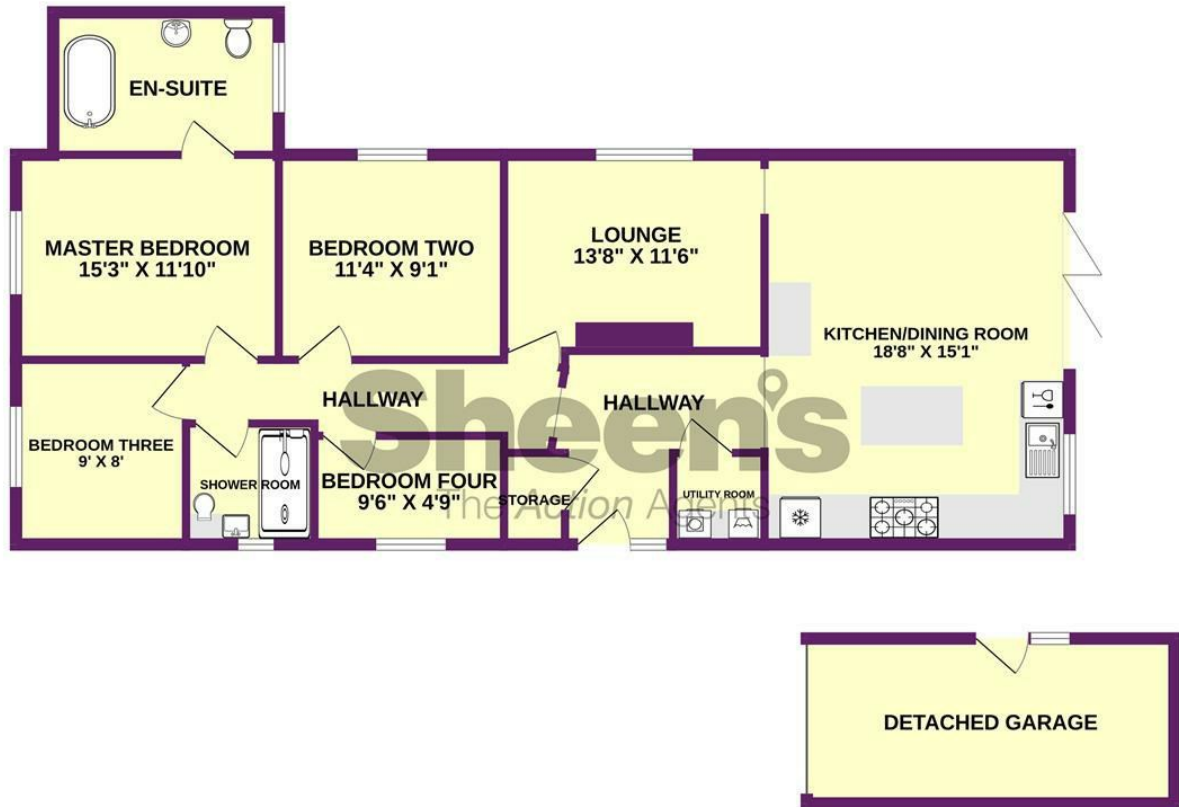
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Particular Disclaimer

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.



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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