



Ken Gatward Close Frinton-On-Sea, CO13 9FF

**** SHOW HOME CONDITION, INSIDE THE GATES **** Situated within the 'Gates' of Frinton-on-Sea, in a quiet cul-de-sac position, Sheen's Estate Agents have the pleasure in offering for sale this immaculate **FOUR BEDROOM DETACHED HOUSE**. The property boasts a large welcoming lounge/sitting room leading on to a 16'6" kitchen/diner with the addition of a utility room and ground floor cloakroom. To the first floor there is a well proportioned landing space leading to four bedrooms with an en-suite to the master. The convenient location of the property gives ease of access to the town centre, mainline railway station and the seafront and 'Greensward'. An early viewing is highly recommended to appreciate the property which is on offer.

- Four Bedrooms
- En-Suite To Master Bedroom
- Lounge & Sitting Room
- 19'6" Kitchen/Diner
- Utility Room & Cloakroom
- Secluded Rear Garden
- Quiet Cul-De-Sac Position
- Inside The Gates
- Close To Amenities
- EPC Rating B/ Council Tax Band - E



Price £485,000 Freehold

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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite entrance door giving access into:-

Lounge

15'5" x 12'5"

Ornamental feature fireplace. Wood flooring. Stair flight to first floor. Radiator. Sealed unit double glazed window to front with fitted shutters. Door to kitchen/diner. Open access to:-



Sitting Room

10'5" x 9'8"

Wood flooring. Radiator. Under stairs storage cupboard. Sealed unit double glazed window to front with fitted shutters.



Kitchen/Diner

19'6" x 10'3"

Fitted with a range of modern matching fronted units. Marble effect square edge worksurfaces. Inset bowl sink drainer with mixer tap. Inset four ring gas hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Tiled flooring. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed French style doors giving access to rear. Door to:-



Utility Room

6' x 5'3"

Continuation of matching units. Wood effect rolled edge worksurfaces with upstands. Plumbing for washing machine. Space for tumble dryer. Wall mounted combination boiler providing heat and hot water throughout. Radiator. Wood flooring. Door to:-



Cloakroom

White suite comprises ow level w/c. Pedestal wash hand basin with tiled splashbacks. Wood flooring. Radiator. Obscured sealed unit double glazed window to rear.



First Floor Landing



Main Bedroom

11'4" x 11'1"

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



En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower. Tiled splashbacks. Wood effect flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to rear.



Bedroom 2

11'6" x 9'

Radiator. Sealed unit double glazed window to front with fitted shutters.



Bedroom 3

9'9" x 9'3"

Radiator. Sealed unit double glazed window to front with fitted shutters.



Bedroom 4

9' x 6'2"

Radiator. Sealed unit double glazed window to rear.



Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath. Tiled splashbacks. Wood effect flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to front.



Outside - Rear

Wood decked area. Part shingled. Remainder laid to lawn. Mature beds stocked with flowers, shrubs and bushes. Array of trees. Tap. Light. Enclosed by panelled fencing. Private access door to garage.



Outside - Front

Part shingled. Pathway leading to entrance door under storm porch. Hard standing area providing off street parking leading to garage with an up and over door.

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 Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/09.25

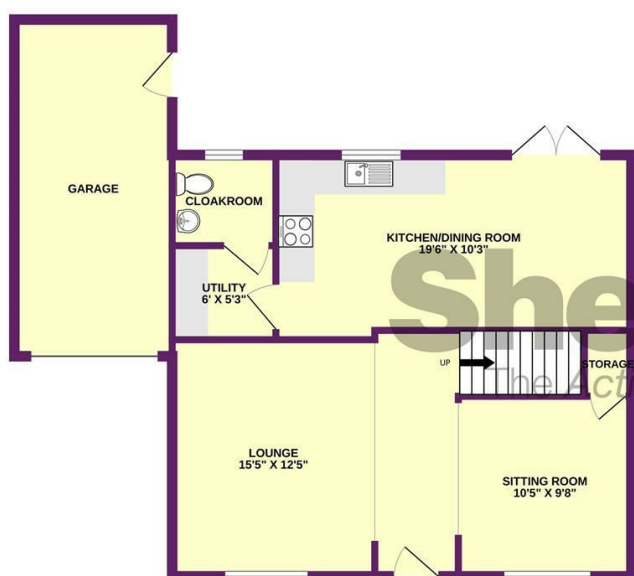
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

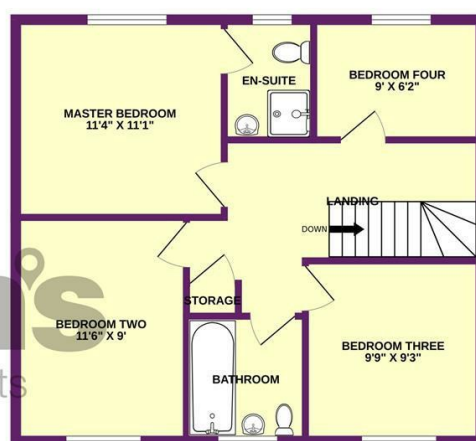
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR



1ST 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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