



## Hunt Way Frinton-On-Sea, CO13 0RQ

Located on the sought after 'Frietuna' development with a secluded west facing rear garden, Sheen's Estate Agents have the pleasure in offering for sale this spacious THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property is situated in a cul-de-sac position and perfectly located approximately three quarters of a mile from Frinton's mainline railway station, shopping amenities in Connaught Avenue and Seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation which is on offer.

- Three Double Bedrooms
- Quiet Cul-De-Sac Position
- 11'9" x 10'9" Kitchen/Breakfast Room
- En-Suite to Master Bedroom
- Secluded West Facing Rear Garden
- Newly Fitted Bathroom & En-Suite
- Garage & Off Road Parking
- Sought After Location
- Council Tax Band - E
- EPC Rating - D



**Price £444,995 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured hardwood door to:

### Entrance Hallway

Built in airing cupboard housing hot water cylinder and boiler providing heating and hot water throughout. Built in storage cupboard. Loft access. Doors to:



### Master Bedroom

19'7" max x 10'5"

Three built in wardrobes. Radiator. Three sealed unit double glazed windows to front. Door to:





### En-Suite Wet Room

Suite comprising of low level WC. Pedestal wash hand basin. Wall mounted integrated shower with soak away. Fully tiled walls. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



### Bedroom Two

16'3" max x 8'3"

Built in storage cupboard. Radiator. Sealed unit window to front.



### Bedroom Three

13'8" x 6'9"

Built in wardrobe. Radiator. Sealed unit double glazed bay window to front.



## Lounge

18'9" x 11'9"

Vertical panel radiator. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed sliding patio door leading to rear garden.



## Bathroom

Suite comprising of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted attachment. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to side.



## Kitchen/Breakfast Room

11'9" x 10'9"

Fitted with a range of matching white fronted units. Square edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four-ring electric hob with extractor hood above. Built in double eye-level electric oven. Part tiled walls. Vinyl flooring. Plumbing for washing machine. Space for fridge/freezer. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side leading to:



## Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of trees, shrubs and bushes. Private access door to garage with power and light connected. Wooden storage shed to remain. Access to front via side gate. Enclosed by panelled fencing.





### Outside - Front

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



### JAF/04.25

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.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

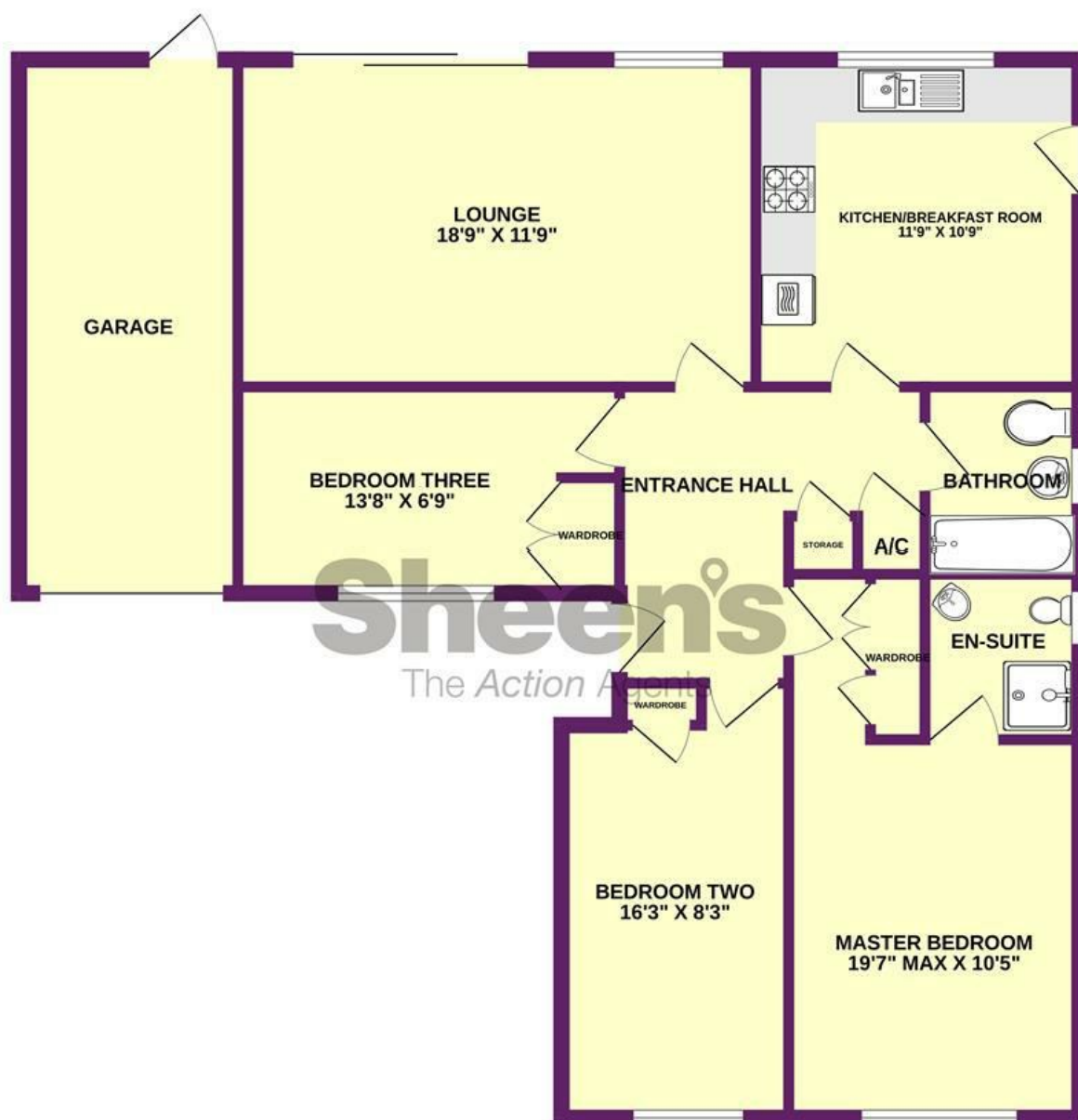
(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

## 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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