



Pole Barn Lane Frinton-On-Sea, CO13 9NG

Situated inside 'Frinton's Prestigious Gates', offering spacious accommodation throughout, Sheen's Estate Agents are delighted to offer for sale this EXTENDED, THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from two reception rooms, ground floor cloakroom and first floor bathroom and a secluded rear garden. The property is beautifully presented and is also conveniently located within a quarter of a mile of Frinton's town centre with shopping amenities and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Extended
- Stunning Kitchen & Bathroom
- Ground Floor Cloakroom & First Floor Bathroom
- Garden Room
- Utility Cupboard
- Inside Frinton Gates
- Potential Off Road Parking S.T.P.P.
- Council Tax Band - C
- EPC Rating - D



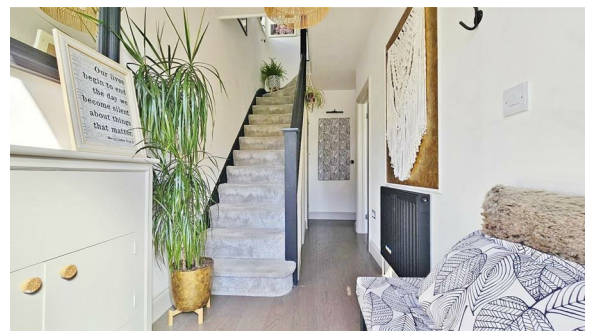
Price £395,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hallway

Stair flight to first floor. Under stairs storage cupboard. Fitted storage cupboard. Engineered wooden effect flooring. Radiator. Doors to:



Cloakroom

Low level WC. Wash hand basin with mixer tap and storage space under. Tiled splash back. Engineered wooden effect flooring. Obscured sealed unit double glazed window to side.

Lounge

12'4" x 11'10"

Engineered wood effect flooring. Radiator. Sealed unit double glazed window to front.



Kitchen/Diner

17'7" max x 12'3"

Fitted with a range of matching matt indigo fronted units. Marble effect hard edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four-ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Built in pantry cupboard. Integrated dishwasher. Integrated fridge/freezer. Part tiled walls. Laminate flooring. Under cupboard lighting. Spotlights. Wall mounted radiator. Sealed unit double glazed door to side. Open access to utility cupboard.



Alternate Kitchen/Diner View



Utility Cupboard

4'9" x 2'11"

Plumbing for washing machine. Laminate flooring. Sealed unit double glazed window to side.



Garden Room

12'2" x 8'5"

Built in storage cupboard. Laminate flooring. Fitted shelving. Spotlights. Radiator. Velux window to rear. Sealed unit double glazed 'French' style doors leading to rear garden.



Landing

Loft access with pull down ladder to attic room. Sealed unit double glazed window to side. Doors to:



Bedroom One

12'3" x 8'5"

Built in wardrobes. Radiator. Sealed unit double glazed window to front.



Bedroom Two

12'4" x 10'9"

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

8'1" x 7'5"

Radiator. Sealed unit double glazed window to front.



Bathroom

8'9" x 6'4"

White suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with rainfall shower head and separate shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side and rear.



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers shrubs and bushes. Shed to remain with power/light connected. Outside tap, lights and sockets. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Part paved pathway leading to entrance door. Remainder laid with polar white shingle and stocked with an array of trees and shrubs.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C - £1970.52

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

DH/09.25

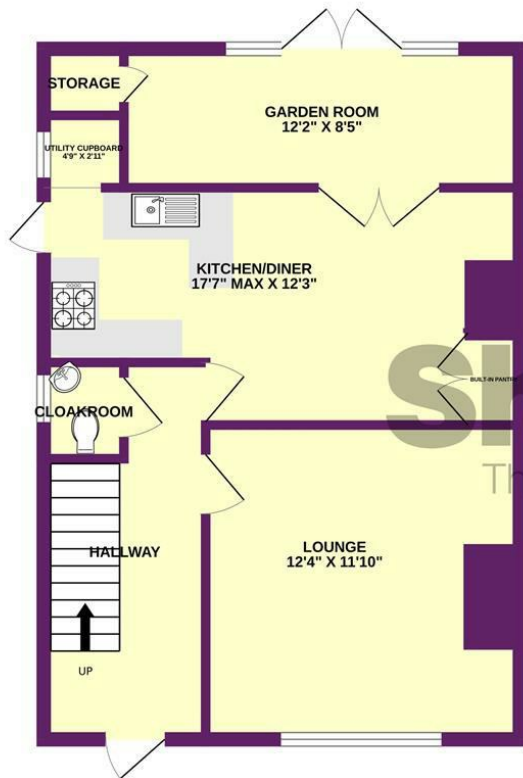
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REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their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

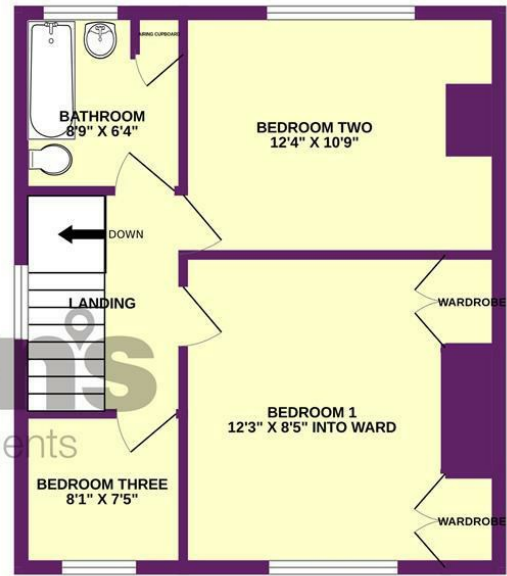
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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