



3 Ashmole Drive, Kirby Cross, Frinton-on-Sea, Essex. CO13 0RX

- No Onward Chain - Keys to View
- Detached Three Bedroom Bungalow
- Newly Fitted Kitchen
- Modern Shower Room & Additional WC
- Rear Facing Lounge/Diner
- Front & Rear Gardens
- Driveway & Garage
- Cul-De-Sac Location



PROPERTY DESCRIPTION

Nestled in a quite Cul-De-Sac on the popular FRIETUNA area of FRINTON-ON-SEA My Moving Places have the pleasure in offering For Sale this THREE BEDROOM DETACHED BUNGALOW with NO ONWARD CHAIN. On arrival you step through the Porch and into a Generous Sized Entrance Hall leading to the Newly Fitted Kitchen and Rear Facing Lounge/Diner. Through the Lounge/Diner into the Inner Hall which gives way to Three Bedrooms, Modern Shower Room and Additional Cloakroom. Externally the Garden has been finished with a beautiful lawn and the large patio is ideal for Summer BBQs. To the Front is a Long Driveway leading to the Detached Garage with the remainder of the front shingled with shrub borders. The location of this bungalow is ideal, close to Frinton's Connaught Avenue, The Triangle Shopping Centre and Mainline Railway Station. In our opinion a viewing is essential to fully appreciate the convenient location of this well presented home.



ROOM DESCRIPTIONS

ACCOMMODATION

PORCH

UPVC entrance door, double glazed windows to front and side aspects, vinyl flooring.

ENTRANCE HALL

4' 3" x 10' 1" (1.30m x 3.07m) Composite entrance door with frosted double glazed flanking window, radiator, fitted carpet.

KITCHEN

10' 10" x 9' 3" (3.30m x 2.82m) Range of matching soft grey eye level, base and drawer units, roll edge work surface inset stainless steel 1 and 1/2 sink and drainer unit. Integrated dishwasher, four ring induction hob with extractor over and eye level Siemens oven. Space and plumbing for washing machine, space for upright fridge freezer. UPVC double glazed door to garden, double glazed window to rear aspect, vinyl flooring, radiator, tiled splashback.

LOUNGE/DINER

15' 4" x 13' 9" (4.67m x 4.19m) Double glazed French doors to garden, flanking double glazed windows, additional double glazed window to side aspect, two radiators, fitted carpet.

INNER HALL

Storage cupboard, access to loft via hatch, radiator, fitted carpet.

BEDROOM TWO

10' 5" x 8' 0" (3.17m x 2.44m) Double glazed window to side aspect, radiator, fitted carpet.

MASTER BEDROOM

11' 5" x 10' 5" (3.48m x 3.17m) Double glazed window to front aspect, radiator, fitted carpet.

BEDROOM THREE

8' 9" x 9' 1" reducing to 8' (2.67m x 2.77m) Double glazed window to front aspect, radiator, fitted carpet.

SHOWER ROOM

Comprising low level WC, vanity wash hand basin and large shower cubicle with rainfall shower head. Obscure double glazed window to side aspect, fully tiled walls and floor, heated towel rail.

CLOAKROOM

Low level WC, wall mounted wash hand basin. Obscure double glazed window to side aspect, vinyl flooring, radiator, tiled walls.

EXTERIOR

GARDEN

To the Front: Driveway leading to garage, pathway leading to porch with remaindered shingled with shrubs.

To the Rear: Block paved patio with remainder laid to lawn, shrub and tree borders. Outside tap, courtesy door to garage, access to front via side gate.

DETACHED GARAGE

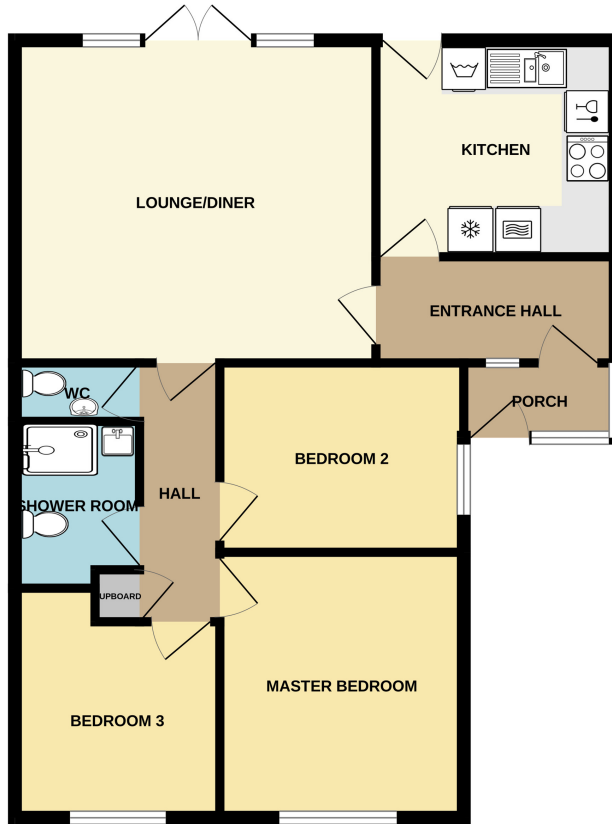
Up and over door, courtesy door.



FLOORPLAN & EPC



ACCOMMODATION



ASHMOLE DRIVE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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