

FOR SALE

£425,000 Freehold



Hunt Way, Kirby Cross, Frinton-on-Sea, Essex. CO13 0RQ

- No Chain
- Priced To Sell
- Three Bedrooms
- Conservatory
- Detached Bungalow
- Quiet Location
- Freehold
- New Central Heating System
- New En-Suite
- New Electric Garage Door



PROPERTY DESCRIPTION

Priced to sell, this REFURBISHED THREE-BEDROOM DETACHED BUNGALOW occupies an ENVIALE POSITION WITHIN A SOUGHT-AFTER CUL-DE-SAC, close to the heart of Frinton-on-Sea. The property is ideally situated within easy reach of THE TRIANGLE SHOPPING PARADE and CONNAUGHT AVENUE, both offering a wide range of independent shops, cafés, restaurants and everyday amenities. FRINTON-ON-SEA TRAIN STATION is also conveniently located, providing direct rail links to Colchester and London Liverpool Street, while the SEAFRONT AND BEACH are within comfortable walking distance. Internally, the bungalow offers WELL-PRESENTED AND MODERN ACCOMMODATION, comprising three bedrooms, including a MASTER BEDROOM WITH REFITTED EN-SUITE SHOWER ROOM. Further accommodation includes a fitted kitchen/breakfast room, a comfortable lounge, and a LARGE CONSERVATORY enjoying views over the rear garden. Externally, the property benefits from a SUNNY REAR GARDEN WITH NEWLY LAID PATIO, ideal for relaxing or entertaining. To the front, there is AMPLE OFF-STREET PARKING together with a GARAGE FITTED WITH A NEW ELECTRIC DOOR. Offered with NO ONWARD CHAIN, this property provides a STRAIGHTFORWARD, HASSLE-FREE PURCHASE.

EARLY VIEWING IS HIGHLY RECOMMENDED.



ROOM DESCRIPTIONS

Outside- Front

Hardstanding driveway providing off street parking for several vehicles. Part laid to lawn with array of bushes. Garage with up and over door.

Outside- Rear

Large patio area. Remainder laid to lawn. Array of beds stocking shrubs and bushes. Wooden storage shed. Private access door to garage (power and lighting connected). Access to front via side gate.

Conservatory

13'3" x 9'10"

Wood flooring, part brick base. pitched polycarbonate roof. Sealed unit double glazed windows to side and rear aspects. sealed unit French style doors giving access to rear, radiator.

lounge

18'7 x 11'8

Wood flooring. two radiators. sealed unit double glazed window to rear. sealed unit double glazed patio doors giving access to conservatory

Kitchen/ Diner

11'8 x 11'

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. inset four ring gas hob with electric oven under. Inset bowl sink drainer with mixer tap. Further selection of matching units at both eye and floor level. glass display cupboards. plumbing for washing machine. integrated fridge/freezer. radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door giving access to rear.

Bedroom 3

13'7" x 7"

Built in wardrobe. radiator. sealed unit double glazed window to the front.

Bathroom

White suite comprises low level w/c. pedestal wash hand basin.

P shaped bath with shower attachment. Radiator. obscured sealed unit double glazed leadlight window to side.

Bedroom 2

14' x 8'3

built in wardrobe. Wood flooring. radiator. sealed unit double glazed window to front.

EN-SUITE

White suite comprises low level w/c. Wash hand basin. Double length shower cubicle with integrated shower. Heated towel rail. Obscured sealed unit double glazed leadlight window to side, radiator.

Master Bedroom

Built in double wardrobe. wood flooring. radiator. sealed unit double glazed window to the front.

13'5 x 10'5

Hallway

Built in airing cupboard housing wall mounted combination boiler providing heat and hot water throughout. Further built in storage cupboard. smoke alarm. radiator. loft access. wood flooring

porch

Sealed unit double glazed entrance door giving access to hallway



FLOORPLAN



GROUND FLOOR



HUNT WAY

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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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