



Capel Park, Kirby Cross, Frinton-on-Sea, Essex. CO13 0UA

- Three Double Bedrooms
- Detached Bungalow
- Corner Plot In Cul-De-Sac Location
- Dual Aspect Lounge/Diner
- Modern Bathroom
- Unoverlooked Garden
- Driveway & Garage
- Close To Triangle Shopping Centre & Amenities



PROPERTY DESCRIPTION

Located on the edge of the very popular FRIETUNA area of FRINTON ON SEA in a quiet Cul De Sac, My Moving Places have the pleasure in bringing to market this THREE DOUBLE BEDROOM DETACHED BUNGALOW. On arrival you step through the Porch and into the Entrance Hall which boasts good storage. The Dual Aspect Lounge and Dining Room are partially divided with a half wall that is set with a feature Gas Fire. The Kitchen is a Good Size and gives access to the Garden. The Three Bedrooms are all doubles with Two benefitting from Built In Sliding Door Wardrobes and the Bathroom is fitted with a Large Shower and Modern White Suite. Externally the Rear Garden is Private and Unoverlooked whilst to the Front is a Good Sized Driveway leading to the Garage and a Well Kept Front Garden. This home is uniquely positioned that whilst being close to lots of local amenities it also feels very private as it is set on a corner plot. In our opinion a viewing will be essential to fully appreciate the location of this generously proportioned home.



ROOM DESCRIPTIONS

ACCOMMODATION

PORCH

UPVC Entrance door, obscure double glazed windows to side aspect, UPVC door to Entrance Hall.

ENTRANCE HALL

Storage cupboard, airing cupboard, fitted carpet, radiator.

BEDROOM TWO

10' 3" x 9' 2" (3.12m x 2.79m) Double glazed window to front aspect, three door sliding mirror wardrobe, radiator.

MASTER BEDROOM

11' 1" x 9' 4" (3.38m x 2.84m) Double glazed window to side aspect, fitted carpet, three door sliding mirror wardrobe, radiator.

BEDROOM THREE

9' 8" x 8' 8" (2.95m x 2.64m) Double glazed window to side aspect, fitted carpet, radiator.

BATHROOM

7' 9" x 6' 0" (2.36m x 1.83m) Suite comprising low level WC, pedestal wash hand basin, large shower cubicle. Obscure double glazed window to rear aspect, fully tiled walls, tiled flooring, heated towel rail, radiator.

KITCHEN

11' 8" x 9' 1" (3.56m x 2.77m) Range of base and matching eye level units, roll edge work surface, inset one and half bowl stainless steel sink and drainer unit. Integrated electric hob with extractor over and oven below. Space for tall fridge/freezer, space and plumbing for washing machine and dishwasher. UPVC double glazed door to garden, double glazed window to rear aspect, tiled flooring.

LOUNGE

14' 5" x 13' 0" (4.39m x 3.96m) Double glazed window to front aspect, feature gas fire with surround and hearth, fitted carpet, radiator.

DINING ROOM

9' 1" x 9' 0" (2.77m x 2.74m) Double glazed window to side aspect, fitted carpet, radiator.

EXTERIOR

GARDEN

To the Rear: Paved patio area with second patio to the back of the garden, remainder laid to lawn with mature shrub borders, trees, security lighting, shed. Access to front via side gate.

To the Front: Lawned with mature shrub borders, pathway leading to front with dwarf picket fence and further flower beds. Driveway leading to garage.

GARAGE

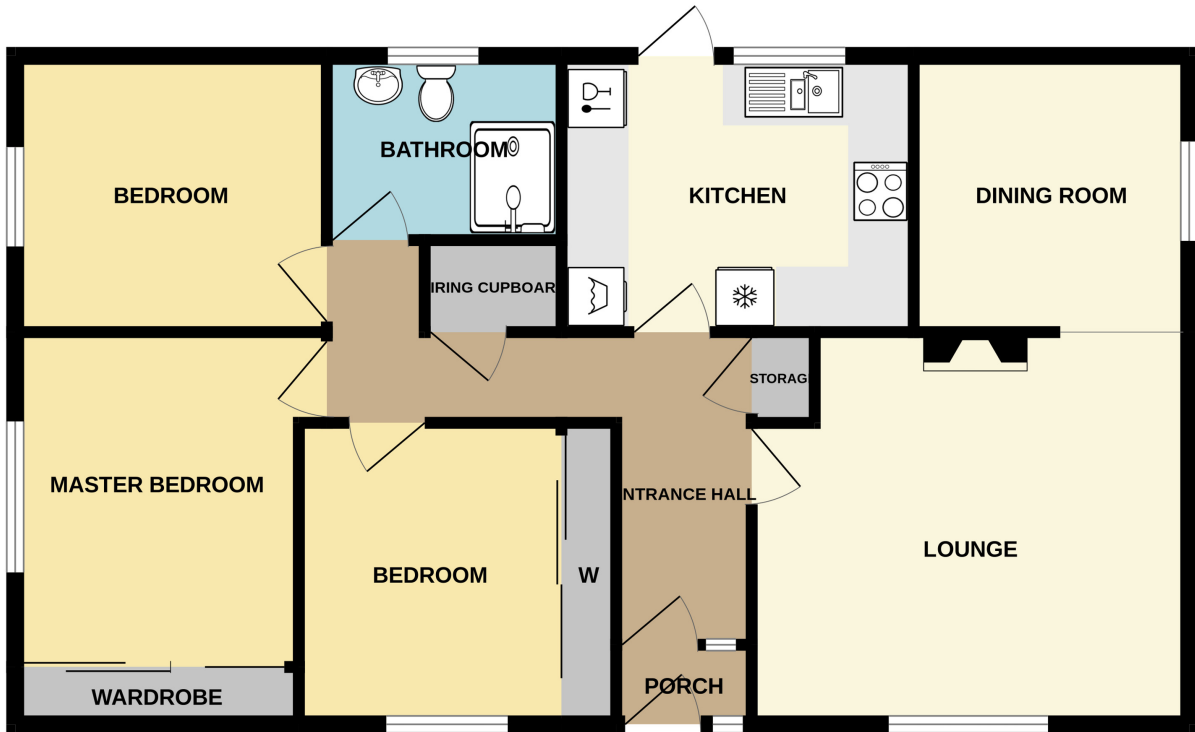
Electric up and over door, lighting.



FLOORPLAN



ACCOMMODATION



CAPEL PARK

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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Frinton-On-Sea
148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG
01255 852929
sales@mymovingplaces.com