



# 1 Oakwood Close, Frinton on Sea, Kirby Cross, Essex. CO13 0RE

- Modern two bedroom detached bungalow
- Convenient access to Frinton railway station
- Situated just outside Frinton Gates
- Close to shops, schools and local amenities

## PROPERTY DESCRIPTION

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Situated just outside the sought-after Frinton Gates and within easy walking distance of the town centre, this modern two-bedroom detached bungalow offers well-presented single-storey living in a highly convenient location. The property is ideally positioned close to Frinton's shops, schools, seafront and amenities, with excellent transport links including nearby bus routes and rail services to Colchester and London. The accommodation is approached via a welcoming entrance hall with tiled flooring, loft access (with ladder and lighting), and housing the gas boiler providing domestic hot water and central heating. The lounge is a bright and comfortable reception room with UPVC double-glazed windows and French doors leading directly into the conservatory, creating a versatile and light-filled living space. The conservatory benefits from light, power and a radiator, with French doors opening onto the rear garden, making it suitable for use throughout the year. The kitchen is fitted with a range of base and wall units with work surfaces over, incorporating a stainless steel sink unit, plumbing for a washing machine, part-tiled walls and a UPVC double-glazed window. There are two bedrooms, both located to the front of the property, together with a modern shower room comprising a large walk-in shower with glazed screen, low-level WC, vanity wash hand basin, heated towel rail, and fully tiled walls and flooring. Externally, the front garden is attractively arranged with slate chippings and a small picket hedge, while the private enclosed rear garden has been designed for low maintenance, being predominantly paved with a gravelled area, flower borders, timber shed, outside tap and side access. Further benefits include a garage located in a nearby block.

## ROOM DESCRIPTIONS

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### INTERIOR

#### KITCHEN

7' 3" x 9' 1" (2.21m x 2.77m)

#### LOUNGE

11' 11" x 12' 8" (3.63m x 3.86m)

#### CONSERVATORY

9' 0" x 12' 4" (2.74m x 3.76m)

#### BEDROOM ONE

8' 8" x 11' 4" (2.64m x 3.45m)

#### BEDROOM TWO

7' 3" x 8' 2" (2.21m x 2.49m)

#### BATHROOM



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