

FOR SALE

£450,000 Freehold



15 Hogarth End, Kirby Cross, Frinton-on-Sea, Essex. CO13 0TY

- No Onward Chain
- Cul-De-Sac Location
- Four/Five Bedroom Detached House
- Ground Floor Cloakroom & First Floor Family Bathroom
- Conservatory
- En-Suite To Master Bedroom
- Large Driveway & Double Garage
- Private Rear Garden
- Catchment For TTC and Hamford Primary Academy



PROPERTY DESCRIPTION

Nestled in a quiet Cul-De-Sac within the very popular FRIETUNA area of FRINTON ON SEA, My Moving Places have the pleasure in bringing to market this SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED HOUSE with NO ONWARD CHAIN. Internally you are welcomed by a Bright Entrance Hall giving way to a Cloakroom, Kitchen and Open-Plan Lounge/Diner. The Lounge/Diner gives way to the Conservatory and Bedroom Five which is a versatile room that could be used as a Home Office, Play Room or Additional Reception Room with French doors out to the garden. To the First Floor are Four Bedrooms, En-Suite to the Master and a Family Bathroom with all First Floor Bedrooms boasting built in wardrobes. Externally there are Front & Rear Gardens with a Large Driveway providing Off-Road Parking for multiple vehicles as well as a Double Garage. The windows and boiler have all been replaced within the last Four Years and the Garden Landscaped. It is within catchment to Hamford Primary Academy and Tendring Technology College as well as being near to The Triangle Shopping Centre with the newly opened Tesco as well as Frinton's Mainline Railway Station. In our opinion this home needs to be viewed to fully appreciate the size and versatility this substantial house has to offer.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Composite entrance door with double glazed fronted window flanking, built in storage cupboard with radiator, under stair storage cupboard, modern glass balustrade staircase, radiator, fitted carpet.

CLOAKROOM

Comprising of low level WC and wall mounted wash hand basin. Obscure double glazed window to front aspect, laminate flooring, radiator.

KITCHEN

19' 9" x 7' 5" (6.02m x 2.26m) Matching high gloss eye level, base and drawer units, roll edge work surface inset 1 and 1/2 sink and drainer unit. Integrated double Hotpoint oven and four ring electric hob with extractor over. Integrated dishwasher, washing machine and tumble dryer, space for tall fridge freezer. UPVC door to side, double glazed windows to side and rear aspects, chrome heated towel rail, laminate flooring.

LOUNGE/DINER

20' 8" x 20' 0" reducing to 10' (6.30m x 6.10m) Dual aspect L-Shaped room with double glazed windows to front and rear, double glazed patio doors to conservatory, two radiators, fitted carpet. Door to Bedroom Five/Play Room.

CONSERVATORY

Double glazed windows giving garden views, double glazed French doors to garden, double glazed patio doors to Lounge.

BEDROOM FIVE/PLAY ROOM

12' 3" x 10' 8" (3.73m x 3.25m) Double glazed French doors to garden, double glazed window to front aspect, radiator, fitted carpet. This room is versatile and would make a great home office or play room.

FIRST FLOOR

LANDING

Double glazed window to front aspect, built in storage cupboard housing boiler (approximately 4 years old), access to loft via hatch.

MASTER BEDROOM

13' 1" x 9' 5" (3.99m x 2.87m) Double glazed window to rear aspect, two built in wardrobes, radiator, fitted carpet.

EN-SUITE

Suite comprising low level WC, vanity wash hand basin and low profile shower cubicle. Obscure double glazed window to front aspect, heated towel rail, fully tiled walls and floor.

BEDROOM TWO

11' 0" x 10' 5" (3.35m x 3.17m) Double glazed window to rear aspect, built in wardrobe, radiator, fitted carpet.

BEDROOM THREE

11' 2" x 9' 3" max (3.40m x 2.82m) Double glazed window to front aspect, built in wardrobe, radiator, fitted carpet.

BEDROOM FOUR

6' 9" x 7' 4" (2.06m x 2.24m) Double glazed window to rear aspect, built in wardrobe, radiator, fitted carpet.

BATHROOM

White suite comprising of low level WC, vanity wash hand basin and panelled bath with electric shower over and folding glass screen. Obscure double glazed window to front aspect, heated towel rail, fully tiled walls and floor.

EXTERIOR

GARDEN

To the Front: Attractive block paved driveway leading to double garage, remainder laid to lawn with shrub beds.

To the Rear: Commencing with block paved patio, pathway leading to courtesy door to garage, second patio area, small pond (not stocked). Selection of fruit trees, well stocked flower and shrub borders. Outside tap, access to front via side gate.

DOUBLE GARAGE

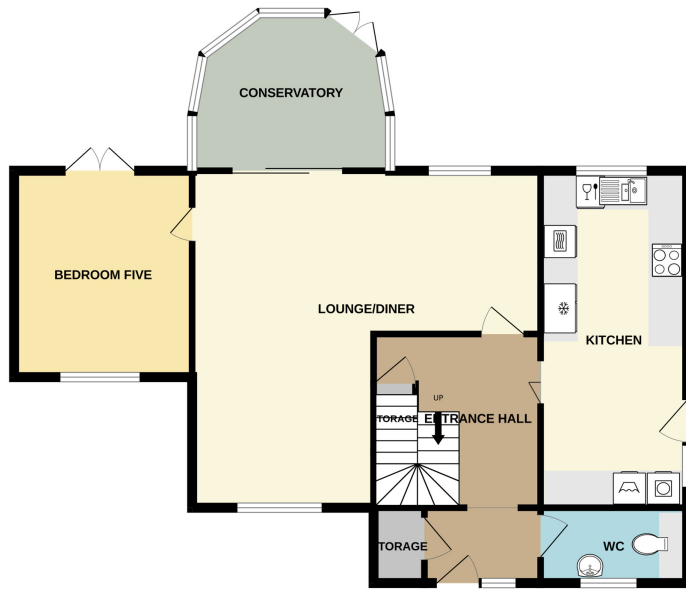
Two up and over doors, courtesy door to garden, power and lights.



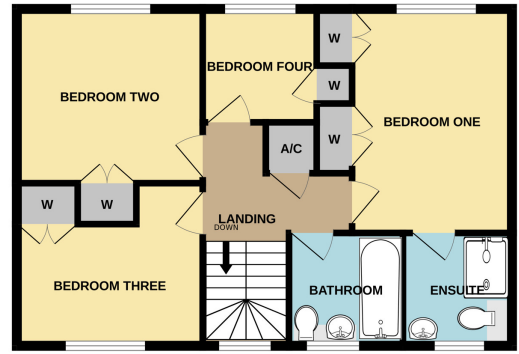
FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



HOGARTH END

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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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