

REDUCED

£470,000 Freehold



15 Sunningdale Way, Kirby Cross, Frinton-on-Sea, Essex. CO13 0TX

- No Onward Chain
- Three Bedroom Detached Bungalow
- Double Garage & Large Driveway
- Modernised Throughout
- Family Bathroom & Separate Cloakroom
- South Westerly Facing Rear Garden
- High End Finish Throughout
- Quiet Cul-De-Sac Location
- Close To Train Station, Shops & Beach



PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN and situated in a quiet location in the very popular FRIETUNA area of FRINTON ON SEA, My Moving Places have the pleasure in offering For Sale this immaculately presented THREE BEDROOM DETACHED BUNGALOW. The position of this home is ideal for someone not wanting passing traffic whilst still being close to amenities such as the Tringle Shopping Centre, Frinton's Mainline Railway Station and the Beach. The current owners have undertaken extensive renovations throughout including upgrading the Heating System, Installing seamless LVT flooring and installing the Bradstone Cobble Driveway to name a few. Once inside the wide Entrance Hall gives way to all rooms. The Kitchen boasts Neff and Bosch Integrated Appliances and gives side access to the Garden. The Lounge, Rear Facing, has Large French doors maximising the Garden views. The Third Bedroom is currently used as a Dining Room; also with its own door to the Garden. Both the Bathroom and Cloakroom have also undergone refurbishment with the owners choosing a neutral and bright finish to both rooms. Externally the Garden, South Westerly Facing, is a Private Space and extends round the side and rear of the bungalow with a large patio space ideal for entertaining. To the Front the Cobblestone Driveway provides Off-Road Parking for multiple vehicles and gives access to the Double Garage. In our opinion it would be hard to find a home as well finished as this and we urge booking a viewing to fully appreciate the versatile layout of this well proportioned home.



ROOM DESCRIPTIONS

ACCOMMODATION COMPRISING

PORCH

Composite entrance door, UPVC door to Entrance Hall with flanking obscure double glazed window.

ENTRANCE HALL

LVT flooring, cupboard housing wall mounted combi boiler, radiator.

KITCHEN

10' 2" x 9' 1" (3.10m x 2.77m) Range of high gloss base, drawer and matching eye level units, square edge work surface inset stainless steel sink and drainer unit. Built in Neff double oven and four ring induction hob, integrated Bosh fridge/freezer and dishwasher. Space and plumbing for washing machine. Double glazed window to front aspect, double glazed door to side aspect, LTV flooring, under counter lighting.

LOUNGE

15' 5" x 13' 9" (4.70m x 4.19m) Double glazed French doors to rear garden, flanking double glazed windows to rear, double glazed window to side aspect, LTV flooring, radiator.

CLOAKROOM

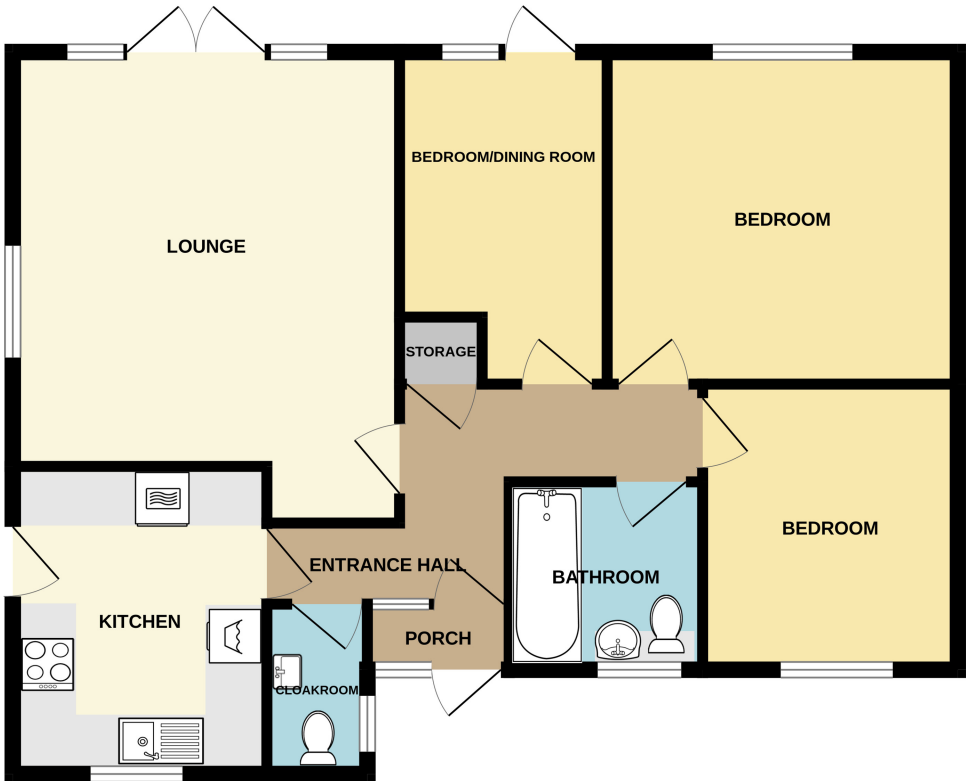
Comprising low level WC, wall mounted vanity wash hand basin. Obscure double glazed window to side aspect, LVT flooring, radiator.



FLOORPLAN & EPC

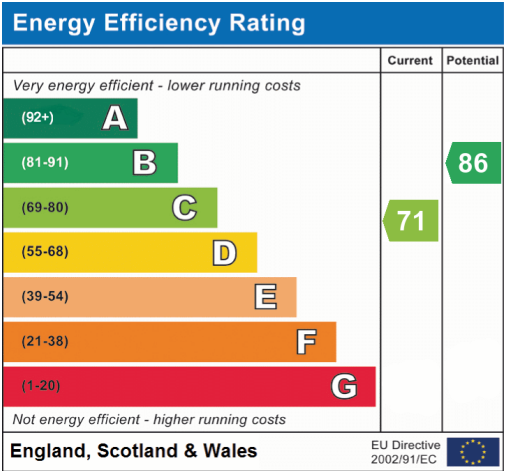


ACCOMMODATION



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