

FOR SALE

£385,000 Freehold



## 27 Easton Way, FRINTON ON SEA, Essex. CO13 9NU

- Detached Bungalow
- Two Double Bedrooms
- En-Suite Cloakroom & Family Bathroom
- Quiet & Non-Estate Position
- Garage Split For Storage & Craft Room
- Front & Rear Gardens
- Close To Beach



## PROPERTY DESCRIPTION

Located in a rarely available position on the edge of FRINTON-ON-SEA just off the Sea Front we have the pleasure in offering For Sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW. On arrival the bright Porch gives access into the Entrance Hall which is a generously sized in both length and width. The Lounge has Dual Aspect windows giving lots of natural light and also boasts a multi-fuel burner set within a brick fireplace with solid Oak hearth. The Kitchen is Modern with White Units and is a well proportioned with access to the garden through the side stable door. The Bedrooms, both Doubles, are situated at the back of the bungalow with one Bedroom boasting French doors into the Garden and the other an En-Suite Cloakroom. There is also a Good Sized Family Bathroom and accessed from the Garden a Craft/Hobby Room. Externally the Garden has been landscaped with plentiful flower and shrub borders with the remainder attractively block paved making it a very sociable space for BBQs and such. To the Front is a Good-Sized Driveway leading to a reduced length Garage that the current owner uses for storage. In our opinion this home needs to be viewed, firstly to appreciate its close proximity to the beach, secondly to appreciate how quite its location is and thirdly to see how well proportioned and bright the bungalow is itself.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE PORCH

5' 5" x 4' 3" (1.65m x 1.30m) Composite feature front door, double glazed windows to front and side aspects, tiled floor, UPVC door to entrance hall.

#### ENTRANCE HALL

Good sized hallway, built in storage cupboard, access to loft via hatch, radiator, fitted carpet.

#### LOUNGE

15' 11" x 13' 0" (4.85m x 3.96m) Double glazed windows to front and side aspects, brick fireplace with solid Oak mantle and set with a multi-fuel burner, radiator, fitted carpet.

#### KITCHEN

11' 11" x 10' 5" (3.63m x 3.17m) Range of matching white eye level, base and drawer units, roll edge work surface inset double sink and drainer unit fitted with water softener tap. Integrated double oven, AEG four ring hob and under counter fridge freezer. Space for freestanding fridge freezer, space and plumbing for washing machine. Double glazed stable door to side, double glazed windows to front and side aspects, radiator, vinyl flooring, white tiled splashback.

#### BATHROOM

White suite comprising of low level WC, vanity wash hand basin and panelled bath with mains shower over and folding screen. Obscure double glazed window to side aspect, heated towel rail, fully tiled walls, tiled floor, shelved cupboard housing wall mounted boiler.

#### BEDROOM

11' 5" x 10' 9" to wardrobes (3.48m x 3.28m) Double glazed French doors to garden, two double glazed windows to rear aspect, fitted wardrobes with sliding doors, radiator, fitted carpet.

#### BEDROOM

15' 5" reducing x 10' 8" reducing (4.70m x 3.25m) Double glazed window to rear aspect, radiator, fitted carpet.

#### EN-SUITE CLOAKROOM

Fitted with low level WC and vanity wash hand basin. Obscure double glazed window to side aspect, vinyl flooring, tiled splashback, radiator.

#### EXTERIOR

##### GARDEN

To the Front: Attractive block paved driveway leading to Garage and extending full width of the bungalow, mature shrubs to the front boundary, access to rear via side gate.

To the Rear: Block paved with summerhouse and shed positioned in opposite corners with well stocked shrub and flower borders. Double outside power socket, outside tap, access to front via side gate. Door to Craft/Hobby Room.

##### GARAGE

The garage is split divided into two with the front being used for storage with double wooden doors, the remainder is the above craft room.

##### CRAFT/HOBBY ROOM

11' 5" x 8' 10" (3.48m x 2.69m) UPVC door from garden, double glazed window to rear aspect, power and lights.



# FLOORPLAN



## ACCOMMODATION



EASTON 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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