

**MARKETING & BRANDING** 



# 26 Briarfields

Kirby-Le-Soken, Frinton-On-Sea, CO13 0HE

£390,000











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#### **Entrance Porch**

Welcoming you is a UPVC double-glazed entrance door alongside a double-glazed side panel facing the front. The entrance hall is accessed through a glazed door.

#### **Entrance Hall**

Laminate flooring extends through this space, featuring a coved ceiling, a stair flight leading to the First Floor, an under-stairs storage cupboard, and a radiator.

#### Lounge - 4.29m x 3.99m (14'1 x 13'1)

Enhanced by a charming double-glazed bay window to the front, this room boasts fitted carpeting, a coved ceiling, and a feature fireplace with a gas fire inset. It's complete with a TV point and a radiator for added comfort.

#### Dining Area - 3.25m x 2.95m (10'8 x 9'8)

Adorned with fitted carpeting and a coved ceiling, this area seamlessly connects to the Sitting Area. It also offers a serving hatch to the Kitchen and a radiator.

#### Sitting Area - 3.25m x 2.77m (10'8 x 9'1)

Highlighted by double-glazed sliding patio doors opening to the rear garden, this space features fitted carpeting, a coved ceiling, a TV point, and a radiator.

## Kitchen - 3.86m x 2.62m (12'8 x 8'7)

Complete with over and under-counter units, worktops, and an inset sink with a mixer tap, the Kitchen offers a freestanding cooker with an extractor. It also provides space and plumbing for a dishwasher and washing machine, along with spots

for an under counter fridge and freezer. With a double-glazed window overlooking the garden, laminate flooring, tiled splashbacks, under-unit lighting, and access to the Lobby.

## Lobby

Double glazed door to the rear, the Lobby features tiled flooring.

#### Cloakroom

This area comprises a white high-level WC and washbasin. It includes a double glazed window to the rear, tiled flooring, fully tiled walls, and a radiator.

## First Floor Landing

Master Bedroom - 4.62m x 4.01m (15'2 x 13'2) Featuring a double glazed window to the front, fitted carpet, an En Suite, a built-in cupboard, and a radiator.

## En Suite Shower Room

A modern white suite comprises a low-level WC, pedestal washbasin, and an enclosed shower cubicle. This space includes a double glazed window to the rear, tiled flooring, partly tiled walls, spotlights, and a chrome heated towel rail and under floor heating.

Bedroom Two - 3.30m x 3.30m (10'10 x 10'10) This room includes a double glazed window to the front, fitted carpet, and a radiator.

Bedroom Three - 3.25m x 2.62m (10'8 x 8'7) Boasting a double glazed window to the rear, fitted carpet, and a radiator.

Tel: 01255 235 255

#### Bathroom

A white suite comprises a low-level WC, pedestal washbasin, and a bath with a shower over. It features a double glazed window to the rear, tiled flooring, fully tiled walls, an extractor fan, and a radiator and under floor heating.

#### **Outside Front**

The property offers a large resin driveway for ample off-road parking, access to the Garage, a shingled bed with shrubs and hedgerow borders, exterior lights, and gated access to the rear garden.

#### **Outside Rear**

The rear garden, ideal for families, boasts a generous lawn bordered by mature shrubs and plants, a large patio area, a timber shed, raised decking, exterior lighting, an outside tap, and gated access to the front.

## Integral Garage

Featuring an electric door, power and light connected (not tested), a built-in cupboard, and a door leading to the Entrance Hall.









## **Road Map**

# **Hybrid Map**

## **Terrain Map**







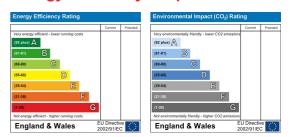
## Floor Plan



# **Viewing**

Please contact our Red Rock Estate Agents Office on 01255 235 255 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graph**



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