



LAMB & CO

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WALTON ROAD, FRINTON-ON-SEA, CO13 0DA

GUIDE PRICE £650,000

GUIDE PRICE £650,000 – £675,000. Tucked away in a peaceful semi-rural setting, this charming 4 bedroom detached house offers the perfect blend of modern comfort and countryside character, space and tranquillity.

Set back from the road, the property features a generous private driveway, a double garage, and beautifully landscaped front gardens. Inside, the home is exceptionally energy-efficient, boasting underfloor heating, a log burner, and high-performance glazing for comfortable and cost-effective living all year round.

- Four Double Bedrooms
- Spacious Open Plan Kitchen/Living Area
- Utility Room
- Ground Floor Bathroom
- En Suite
- EPC B
- Expansive Landscaped Garden
- Double Garage & Driveway
- Semi-Rural Setting

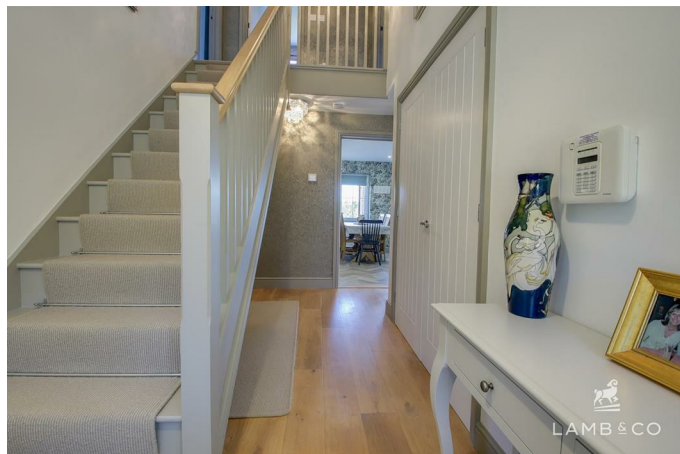


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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



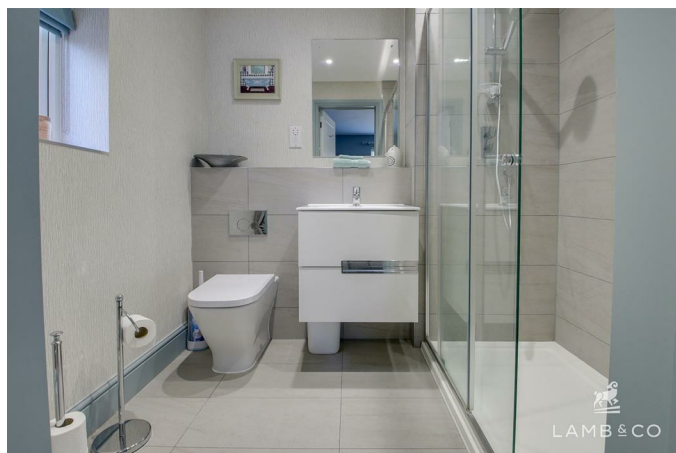
GROUND FLOOR BEDROOM

16'0 x 10'6 (4.88m x 3.20m)



EN SUITE

7'3 x 6'0 (2.21m x 1.83m)



OPEN PLAN KITCHEN/ LIVING SPACE

28'7 x 24'0 (8.71m x 7.32m)



UTILITY ROOM

11'11 x 10'3 (3.63m x 3.12m)



BATHROOM

9'0 x 7'4 (2.74m x 2.24m)



BEDROOM FOUR/ SITTING ROOM

16'4 x 11'0 (4.98m x 3.35m)



FIRST FLOOR LANDING



BEDROOM ONE

16'6 x 16'3 (5.03m x 4.95m)



SHOWER ROOM

8'4 x 7'0 (2.54m x 2.13m)



BEDROOM TWO

16'3 x 16'2 (4.95m x 4.93m)



REAR ASPECT



REAR GARDEN



DOUBLE GARAGE



VEGETABLE GARDEN



Material Information

Council Tax Band: D

Heating: gas - underfloor heating, log burners

Services: mains

Broadband: ultrafast

Mobile Coverage: O2 good, EE and Vodafone likely

Construction: conventional, high performance glazing

Restrictions: yes

Rights & Easements: none

Flood Risk: very low

Additional Charges: none

Seller's Position:

Garden Facing: North

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

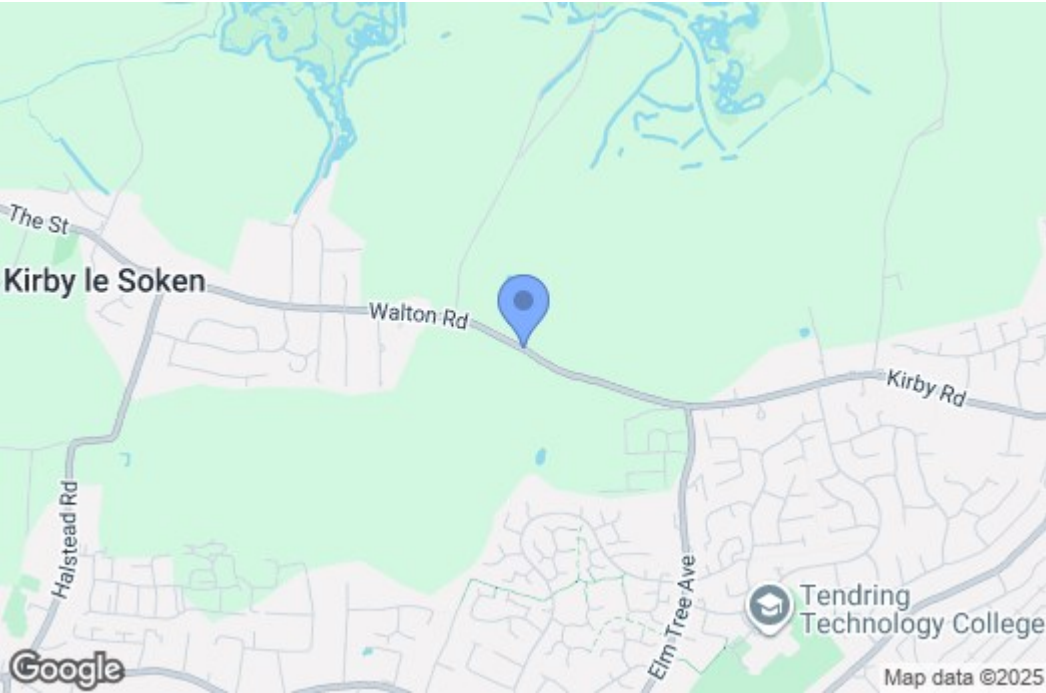
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ANTI-MONEY LAUNDERING REGULATIONS 2017

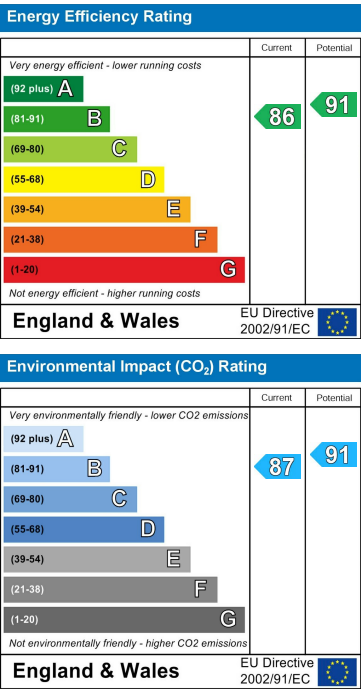
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



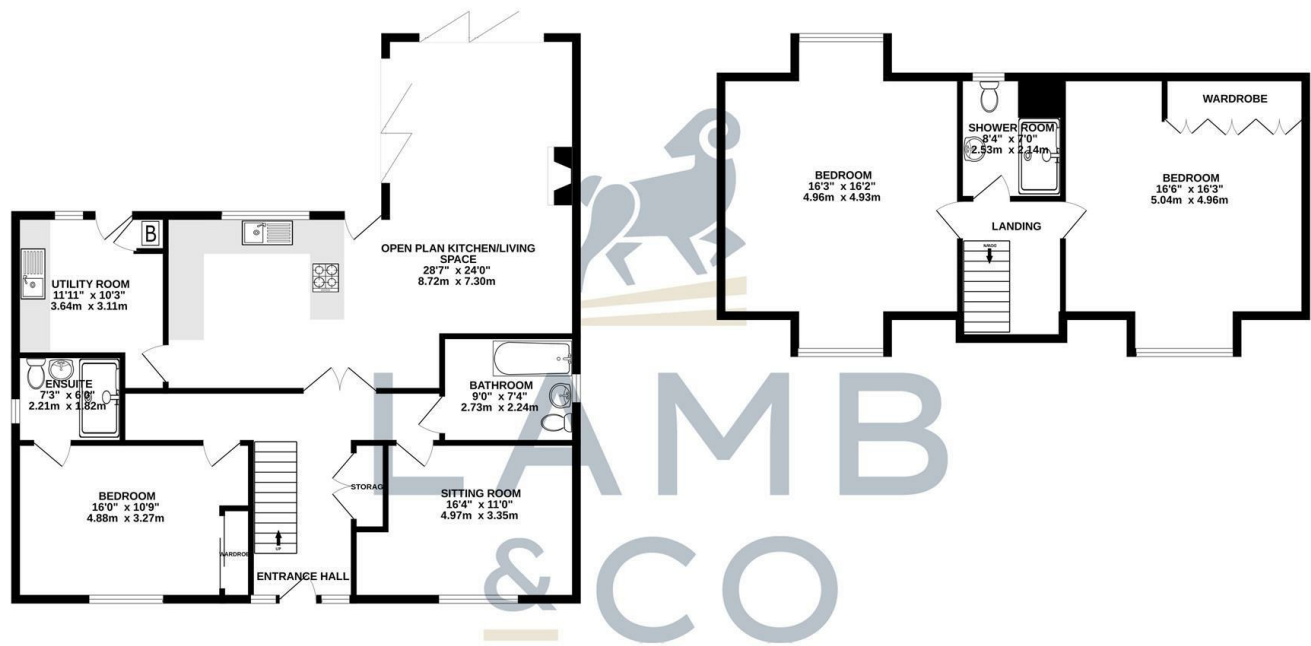
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1862 sq.ft. (173.0 sq.m.) approx.

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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