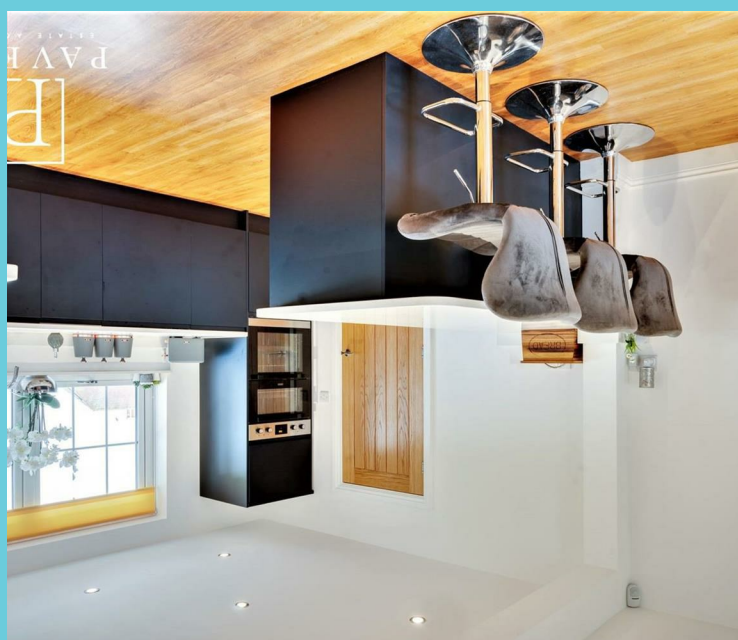
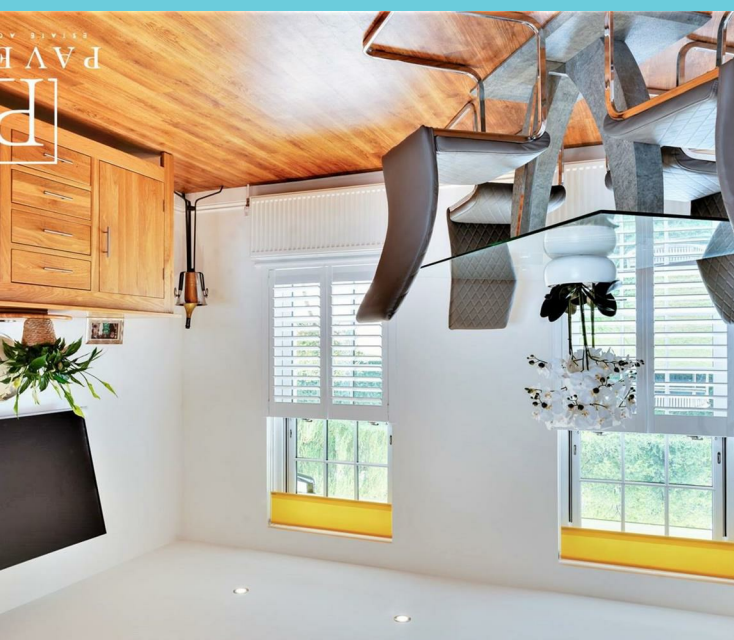
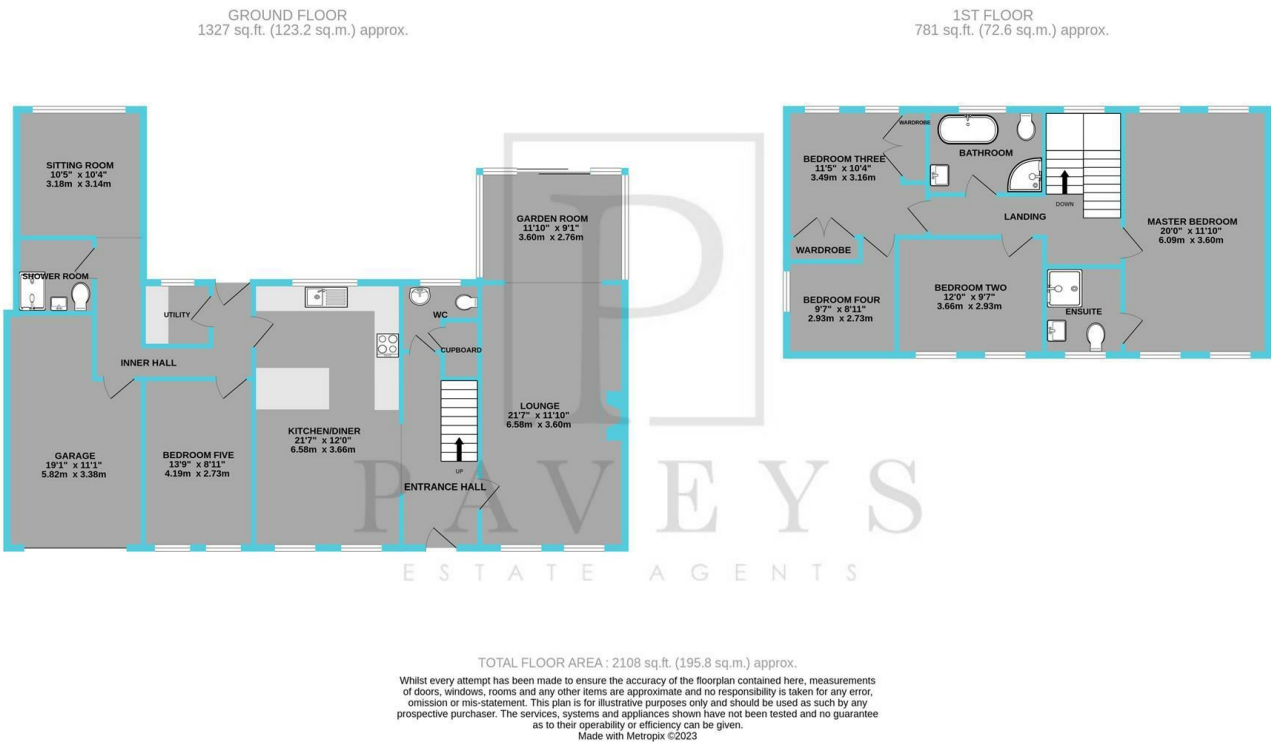




The Duchy House, First Avenue
Frinton-On-Sea, CO13 9EY

Price £850,000 Freehold

"The Duchy House" is an elegant family home with beautiful private garden and stunning South Westerly countryside views, positioned in the prestigious "First Avenue" in Frinton-on-Sea. This beautiful and much loved home is in excellent order from top to bottom and offers over 2,100 sq ft of bright and spacious accommodation. The property offers a formal lounge with open access to the garden room and decked veranda which takes full advantage of the wonderful garden and the views, a beautiful modern kitchen with granite worktops and utility room. The inner hall gives access to a ground floor double bedroom, sitting room and shower room which makes for perfect guest accommodation. Upstairs is a large master bedroom with dual aspect windows and en-suite, two double bedrooms with fitted wardrobes, a smaller bedroom and modern bathroom. The property has been finished to a high standard with Karndean flooring, granite worktops, fitted window shutters and stylish bathroom suites. First Avenue is positioned within easy reach of Frinton's popular Lawn Tennis Club and Cricket Club and a short walk from the beach. Call Paveys to arrange your appointment to view!



ENTRANCE HALL
Composite entrance door to front aspect, Karndean flooring, smooth ceiling, stair flight to First Floor, door to Cloakroom, radiator.

LOUNGE 21'7 x 11'10 (6.58m x 3.61m)
Two double glazed sash windows to front, fitted shutters, fitted carpet, feature fireplace limestone surround and marble hearth inset dual fuel burner, TV point, open access to Garden Room, two radiators.

GARDEN ROOM 11'10 x 9'1 (3.61m x 2.77m)
Double glazed sliding patio doors to decked terrace affording gorgeous South Westerly countryside views to Great Holland, fitted carpet, smooth ceiling, two tall radiator.

CLOAKROOM
White Low level WC and pedestal wash hand basin. Double glazed window to rear, tiled flooring, tiled walls smooth ceiling, door to under stairs storage cupboard, radiator.

KITCHEN/DINER 21'7 x 12' (6.58m x 3.66m)
Matt finish navy blue over and under counter units, white speckled granite work tops, undermount sink and drainer with mixer tap. Built in double oven, gas hob, integrated fridge and dishwasher. Double glazed window to rear with garden and countryside views, two double glazed sash windows to front, fitted shutters, Karndean flooring, smooth ceiling, spot lights, door to Inner Hall, radiator.

INNER HALL
UPVC double glazed door to rear garden, open access to Sitting Room, door to Utility Room, door to Bedroom Five, door to Integral Garage, Karndean flooring, smooth ceiling, radiator.

UTILITY ROOM
Over and under counter units, fitted worktop, space and plumbing for washing machine, space for tumble dryer, wall mounted Intergas combination boiler (not tested by agent), Karndean flooring, smooth ceiling.

BEDROOM FIVE 13'9 x 8'11 (4.19m x 2.72m)
Two double glazed sash windows to front, fitted shutters, fitted carpet, smooth ceiling, radiator.

SITTING ROOM 10'5 x 10'4 (3.18m x 3.15m)
Double glazed window to rear with garden and countryside views, fitted carpet, smooth ceiling, radiator.

CLOAKROOM/SHOWER ROOM
Modern white suite comprising low level WC, wash hand basin and enclosed shower cubicle. Karndean flooring, smooth ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to rear with countryside views, fitted carpet, smooth ceiling, loft hatch, radiator.

MASTER BEDROOM 20' x 11'10 (6.10m x 3.61m)
Double glazed sash windows to rear with garden and countryside views, double glazed sash windows to front, fitted shutters, fitted carpet, smooth ceiling, door to En-Suite Shower Room, radiator.

EN-SUITE SHOWER ROOM
Modern white suite comprising low level WC, wash hand basin and enclosed shower cubicle. Double glazed window to front, tiled flooring, tiled walls, smooth ceiling, radiator.

BEDROOM TWO 12' x 9'7 (3.66m x 2.92m)
Two double glazed sash windows to front, fitted shutters, laminate flooring, smooth ceiling, built in wardrobe, radiator.

BEDROOM THREE 11'5 x 10'4 (3.48m x 3.15m)
Two double glazed sash windows to rear with garden and countryside views, fitted carpet, smooth ceiling, built in wardrobe, radiator.

BEDROOM FOUR 9'7 x 8'11 (2.92m x 2.72m)
Double glazed sash window to side, fitted shutters, fitted carpet, smooth ceiling, radiator.

BATHROOM
Modern white suite comprising WC, vanity wash hand basin, corner shower cubicle and feature freestanding bath. Double glazed window to rear, tiled flooring, fully tiled walls, smooth ceiling, radiator.

OUTSIDE FRONT
Lawn area with retaining hedgerows, mature shrubs and trees, block paved driveway providing ample off road parking, access to Garage, exterior lighting, gated access to rear garden.

OUTSIDE REAR
A stunning and very private South Westerly facing garden with large patio area affording elevated views over the countryside to Great Holland. Steps leading to the generous lawn area which is bordered by an array of mature planting including shrubs and trees. Gated access to front.

INTEGRAL GARAGE 19'1 x 11'1 (5.82m x 3.38m)
Electric door, power and light connected (not tested by agent), integral door to Inner Hall.

IMPORTANT INFORMATION
Council Tax Band: G
Tenure: Freehold
Energy Performance Certificate (EPC) rating: To be confirmed.
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2003
Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.