

4, Plover Close

Frinton on Sea, CO13 0UY

Offers in excess of £410,000 Freehold



PAVEYS
ESTATE AGENTS

4, Plover Close

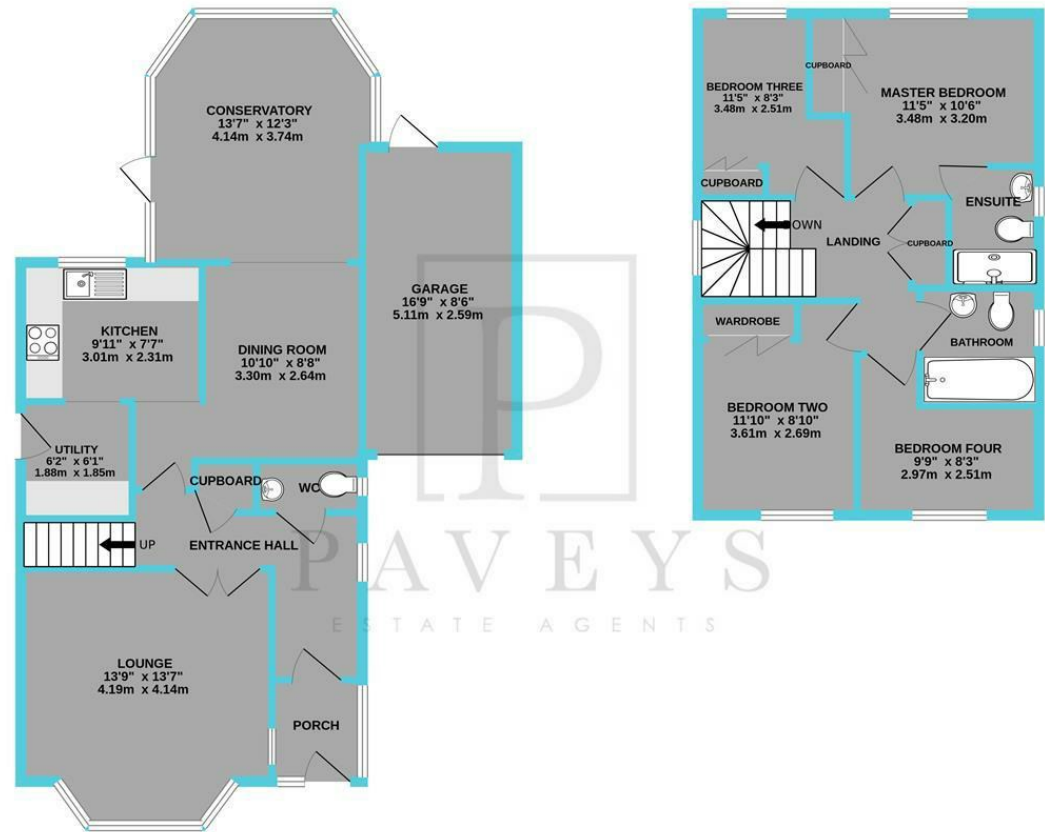
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Occupying a peaceful cul-de-sac position on the Frietuna Development is this IMMACULATE FOUR BEDROOM DETACHED HOUSE with BEAUTIFUL GARDENS, GARAGE & DRIVEWAY. This great size family home has a large lounge with bay window, kitchen with attached utility room and dining room which is open plan to the spacious conservatory. Upstairs is the master bedroom with en-suite shower room and built in wardrobes, three further bedrooms and bathroom. The property sits on a corner plot with a beautifully presented front garden and pretty private rear garden with patio. Plover Close is tucked away from the hustle and bustle but is central to all amenities including local primary and secondary schools and local shops and amenities and green spaces. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



GROUND FLOOR
841 sq.ft. (78.1 sq.m.) approx.

1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1350 sq.ft. (125.4 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.
Made with Metropix C2023

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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PORCH

UPVC double glazed entrance door and side panel to front aspect, double glazed windows to side.

ENTRANCE HALL

Wooden glazed entrance door, double glazed window to side, laminate flooring, coved ceiling, built in cloaks cupboard, stair flight to First Floor, radiator.

LOUNGE 13'9 x 13'7 (4.19m x 4.14m)

Double glazed bay window to front, double glazed window to side, fitted carpet, coved ceiling, glazed double doors to Entrance Hall, TV point, radiator.

DINING ROOM 10'10 x 8'8 (3.30m x 2.64m)

Laminate flooring, coved ceiling, open access to Conservatory, access to Kitchen, radiator.

CONSERVATORY 13'7 x 12'3 (4.14m x 3.73m)

Double glazed door to side, double glazed windows to rear and side aspects with views over the garden, laminate flooring, pitched roof,

KITCHEN 9'11 x 7'7 (3.02m x 2.31m)

Under counter drawer units with matching eye level cabinets, work tops, inset sink and drainer with mixer tap. Built in Hotpoint eye level oven and microwave, ceramic hob with extractor hood over. Double glazed window to rear, vinyl flooring, coved ceiling, tiled splash backs, under unit lighting, opening to Utility Room, radiator.

UTILITY ROOM 6'2 x 6'1 (1.88m x 1.85m)

Fitted wall units and worktops with tiled splash back and under unit lighting. Space for fridge freezer, space and plumbing for washing machine and tumble dryer. Wooden glazed door to side, vinyl flooring, coved ceiling, radiator.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Double glazed window to side, laminate flooring, coved ceiling, fully tiled walls, chrome heated towel rail.

FIRST FLOOR

FIRST FLOOR LANDING

Feature double glazed window to side with fitted shutters, double glazed window to side, coved ceiling, built in double cupboard, loft access, radiator.

MASTER BEDROOM 11'5 x 10'6 (3.48m x 3.20m)

Double glazed window to rear, fitted carpet, coved ceiling, built in double wardrobe, door to En-Suite, radiator.

EN SUITE TO MASTER BEDROOM

White suite comprising low level WC, vanity wash hand basin with cupboards beneath and enclosed shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, coved ceiling, chrome heated towel rail.

BEDROOM TWO 11'10 x 8'10 (3.61m x 2.69m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

BEDROOM THREE 11'5 x 8'3 (3.48m x 2.51m)

Double glazed window to rear, fitted carpet, coved ceiling, radiator.

BEDROOM FOUR 9'9 x 8'3 (2.97m x 2.51m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin with cupboards beneath and bath with shower over. Double glazed window to side, tiled flooring, fully tiled walls, coved ceiling, spot lights, chrome heated towel rail.

OUTSIDE

OUTSIDE FRONT

Corner plot frontage with a beautifully established and maintained garden, lawn area with mature planting, access to Garage, driveway to the front of the garage, gated access to rear garden.

OUTSIDE REAR

Lawn area bordered by established flower and shrub borders, panel fencing, patio area, access to garage, gated access to front.

GARAGE 16'9 x 8'6 (5.11m x 2.59m)

Up and over door, power and light connected (not tested), courtesy door to rear garden.

IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: C

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 2017

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.