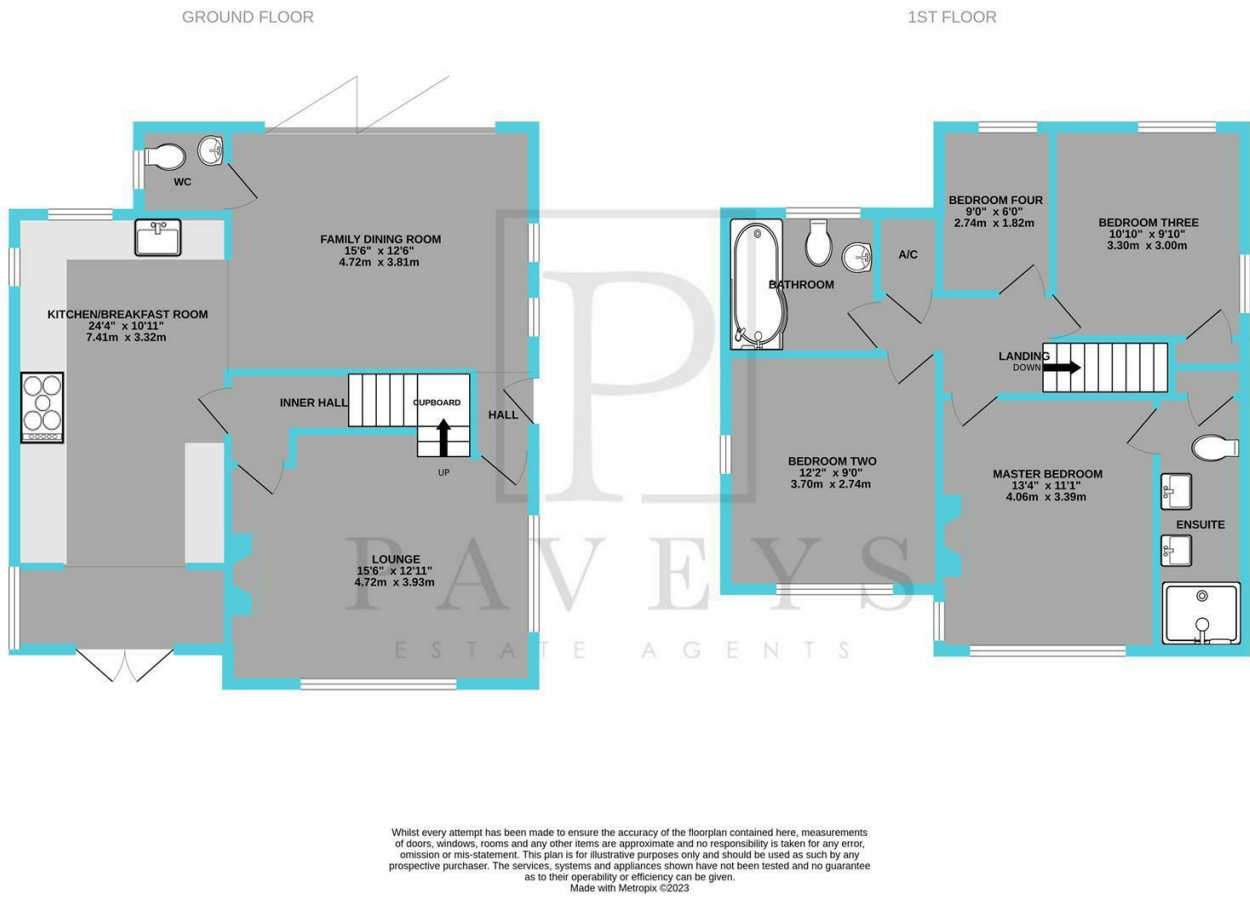


27, Glebe Way
Frinton-On-Sea, CO13 9HR
Price £655,000 Freehold

A BEAUTIFUL DETACHED PERIOD PROPERTY in a sought after tree lined road location within the Frinton Gates and within walking distance to the beach & Connaught Avenue. This beautiful family home is in excellent decorative order and offers a wealth of traditional features which have been enhanced with the addition of stylish and modern features including a beautiful new kitchen and bi fold doors to the garden. Key features include a sunny lounge with open fireplace and log burner, kitchen with high end appliances, family & dining room, cloakroom, master bedroom with en-suite, three further bedrooms and bathroom. Externally there is a large L shaped rear garden which offers fantastic outside entertaining space with a patio area and extensive lawn area, detached garage, large timber lodge, two timber sheds and parking. An internal viewing is highly recommended in order to appreciate this gorgeous property. Call Paveys today.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

ENTRANCE HALL

Composite entrance door with inset glass to side, opening through to Family Room, door to Lounge, exposed floorboards.

LOUNGE 15'6 x 12'11 (4.72m x 3.94m)

Double glazed bay window to front, double glazed window to side side, painted exposed floorboards, feature fireplace open fireplace with inset log burner and marble hearth, smooth ceiling, stair flight to First Floor, TV point, two radiators.

INNER HALL

Painted exposed floorboards, under stairs storage cupboard.

FAMILY & DINING ROOM 15'6 x 12'6 (4.72m x 3.81m)

Double glazed bi fold doors to rear garden, double glazed windows to side aspect, exposed floorboards, smooth ceiling, two radiators. Opening through to Kitchen/Breakfast Room, door to Cloakroom.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Obscured double glazed window to side, wall mounted Worcester Bosch boiler (not tested), heated towel rail.

KITCHEN/BREAKFAST ROOM 24'4 x 10'11 (7.42m x 3.33m)

Beautiful modern Kitchen installed by Frinton Kitchen & Bathrooms of Frinton. Over and under counter units, granite worktops and upstands, inset sink and drainer with mixer tap. Range of built in AEG appliances including eye level double oven, induction hob, cooker hood, integrated fridge freezer, washing machine and dishwasher. Double glazed windows to rear and side aspects, feature glazed French doors to front, exposed floorboards, smooth ceiling, spot lights, radiator.

FIRST FLOOR

LANDING

Fitted carpet, smooth ceiling, built in airing cupboard, loft hatch to well insulated loft, radiator.

MASTER BEDROOM 13'4 x 11'1 (4.06m x 3.38m)

Double glazed windows to front and side aspects, fitted carpet, smooth ceiling, two radiators. Door to En-Suite.

EN-SUITE TO MASTER BEDROOM

Modern white suite comprising low level WC, his & hers wall mounted wash hand basin and large walk in shower. Tiled flooring, tiled splash backs, smooth ceiling with spot lights inset, built in storage cupboard, traditional heated towel rail/radiator.

BEDROOM TWO 12'2 x 9' (3.71m x 2.74m)

Double glazed windows to front and side aspects, fitted carpet, smooth ceiling, feature fireplace, radiator.

BEDROOM THREE 10'10 x 9'10 (3.30m x 3.00m)

Double glazed windows to rear and side aspects, Karndean flooring, smooth ceiling, two radiators.

BEDROOM FOUR 9' x 6' (2.74m x 1.83m)

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

BATHROOM

Newly fitted modern white suite comprising low level WC, vanity wash hand basin and P shaped bath with screen and shower over. Double glazed window to rear, vinyl flooring, fully tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

OUTSIDE FRONT

Block paved driveway providing off road parking for several vehicles, lawn area boarded by hedgerows, double gates to rear leading to garage and rear garden.

OUTSIDE REAR

A large L shaped garden, mainly laid to lawn with mature shrubs and trees, large cobbled style patio, double gates to front.

OUTBUILDINGS

New timber lodge and two timber sheds all with power and light connected.

DETACHED GARAGE

Detached garage with pitched and tiled roof, double glazed sliding patio doors and windows to front, power and light connected (not tested).

AGENTS NOTES

We are advised by the Vendor that the property has the benefit of Cavity Wall Insulation.

IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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 there solicitor or surveyor. Note: the floorplans 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.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.