

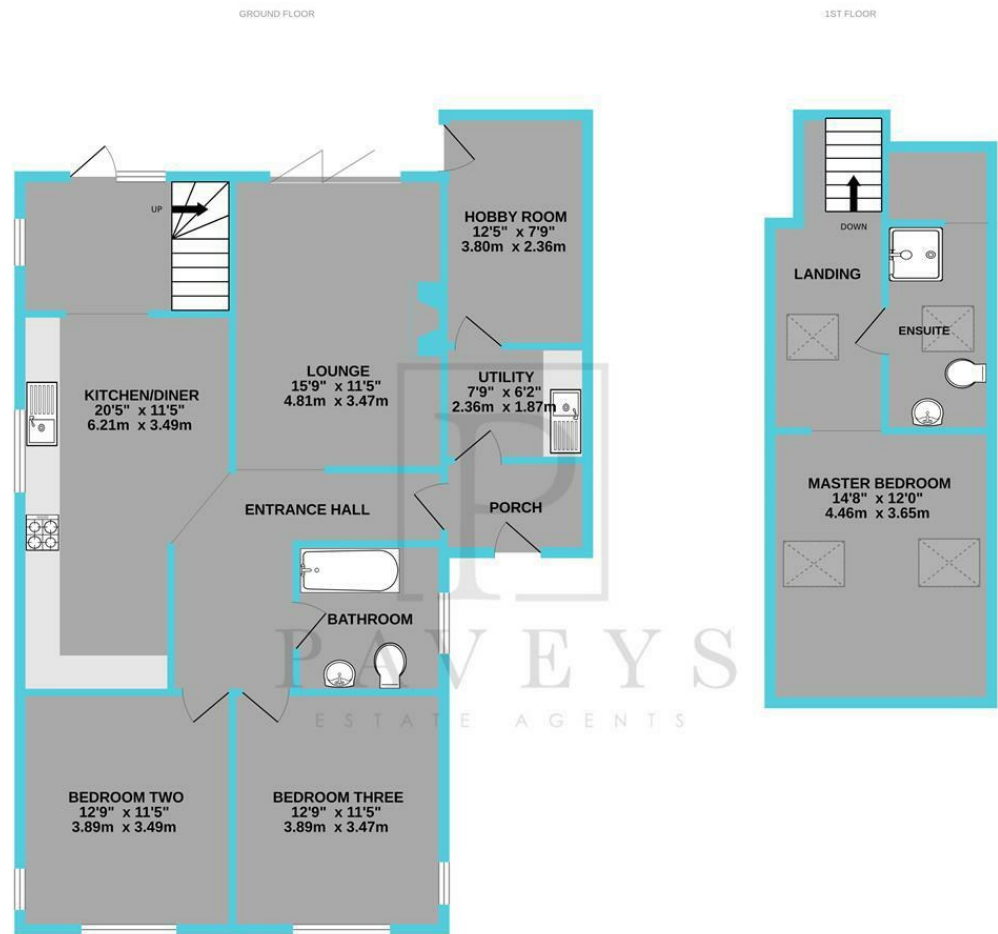
Cherrytree, 16, Harold Road
Frinton-On-Sea, CO13 9BE

Price £595,000 Freehold



PAVEYS
ESTATE AGENTS

"Cherrytree" is a GORGEOUS THREE BEDROOM DETACHED CHALET BUNGALOW located just off of Frinton's beautiful seafront and a 2 minute walk from the shops, restaurants & cafes in Connaught avenue. This superb property has been stylishly modernised from top to bottom with an attractive kitchen diner with Neff appliances, cosy lounge with bi fold doors to the garden, 2 luxury bathroom suites, first floor master bedroom suite, hobby room and utility room. The property has been finished with new graphite aluminium double glazing, LVT flooring, new central heating system, new radiators and internal oak doors. Outside is a landscaped South facing garden and off road parking to the front. An internal viewing is highly recommended in order to appreciate this property and its location to Frinton's beautiful beach. Call Paveys to arrange your appointment to view.



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

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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PORCH

Composite entrance door to front aspect, LVT flooring, door Utility Room, door to Entrance Hall, smooth ceiling, radiator.

ENTRANCE HALL

LVT flooring, smooth ceiling, spot lights, openings through to Lounge and Kitchen Diner, upright radiator.

LOUNGE 15'9 x 11'5 (4.80m x 3.48m)

Aluminium bi fold doors to rear garden, LVT flooring, smooth ceiling, feature fireplace with inset electric fire, surround and hearth, feature wall lights, upright radiator.

KITCHEN DINER 20'5 x 11'5 (6.22m x 3.48m)

Extensive range of over and under counter units, full height tower cupboards and drawers, granite effect work tops, inset Blanco under counter sink with mixer tap. Range of integrated Neff appliances including eye level oven, matching microwave grill, dishwasher. Gas hob with extractor over, space for fridge freezer, integrated wine cooler. Double glazed window to side, ceiling light tunnel, LVT flooring, fixed bench seating, smooth ceiling, spot lights, tiled splash back, wall lighting, modern radiator. Open access to rear, double glazed aluminium door to rear garden, aluminium double glazed windows to rear and side aspects, stair flight to First Floor, built in under stairs cupboards, LVT flooring, smooth ceiling, spot lights.

BEDROOM TWO 12'9 x 11'5 (3.89m x 3.48m)

Aluminium double glazed windows to front and side aspects, fitted shutters, LVT flooring, smooth ceiling, radiator.

BEDROOM THREE 12'9 x 11'5 (3.89m x 3.48m)

Aluminium double glazed windows to front and side aspects, fitted shutters, LVT flooring, smooth ceiling, radiator.

BATHROOM

Modern white suite comprising low level WC, fitted cupboards and shelving unit with worktop and wash hand basin and bath with mixer tap and shower attachment over. Double glazed window to side, LVT flooring, smooth ceiling, spot lights, radiator.

UTILITY ROOM 12'5 x 7'9 (3.78m x 2.36m)

Under counter units, granite effect worktops, inset sink and drainer with mixer tap. Space and plumbing for washing machine, space for tumble dryer, wall mounted Worcester Bosch Boiler (not tested by agent). LVT flooring, smooth ceiling, spot lights, door to Hobby Room, radiator.

HOBBY ROOM 12'5 x 7'9 (3.78m x 2.36m)

Aluminium double glazed door to rear garden, LVT flooring, smooth ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING/DRESSING AREA

Double glazed Velux window, fitted carpet, smooth ceiling, door to En Suite Bathroom, door to eaves storage.

MASTER BEDROOM 14'8 x 12' (4.47m x 3.66m)

Two double glazed Velux windows, fitted carpet, smooth vaulted ceiling, radiator.

EN SUITE SHOWER ROOM

Modern white suite comprising low level WC, attractive free standing vanity unit with counter top wash hand basin and wall mounted taps and large walk in shower with rainfall shower head. Double glazed Velux window, vinyl flooring, smooth ceiling, spot lights, part tiled walls, chrome heated towel rail.

OUTSIDE FRONT

Block paved driveway with shingle borders providing ample off road parking, gated access to rear garden.

OUTSIDE REAR

A South facing landscaped garden, commencing with a good size patio area, lawn area bordered by shingled borders, well stocked flower and shrub beds, raised decking area, exterior lighting, outside tap, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: E
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 2017

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