

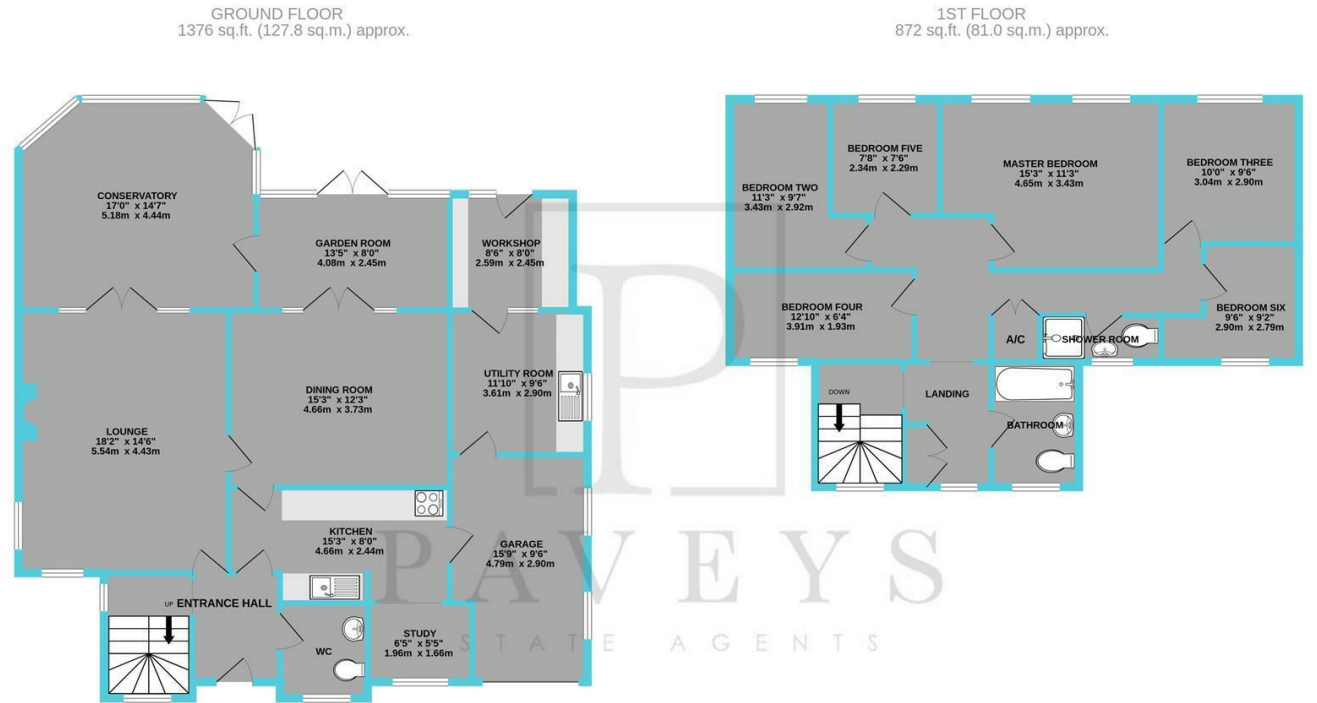
9, Winchester Road
Frinton-On-Sea, CO13 9JB

Offers in excess of £725,000 Freehold



PAVEYS
ESTATE AGENTS

Located at the "SEA END" of the tranquil tree lined Winchester Road is this SPACIOUS DETACHED FAMILY HOME with SECLUDED SOUTH WESTERLY FACING GARDEN. Situated a short stroll from Frinton's beautiful beach and greensward it offers a wealth of family accommodation over two floors with two generous reception rooms, large conservatory, garden room, kitchen, study, six bedrooms and two bathrooms. The delightful family friendly rear garden is approximately 75ft with a patio area and lawn area bordered by mature hedgerows. There is ample off road parking to the front of the integral garage along with a pretty front garden. Winchester Road is located within easy reach of Frinton Railway Station with services to Chelmsford and London and is conveniently positioned close to Connaught Avenue, local schools and amenities. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA: 2248 sq.ft. (208.8 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	83
(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	83
(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

ENTRANCE HALL

UPVC double glazed entrance door to front aspect, double glazed window to side, laminate flooring, stair flight to First Floor, under stairs cupboard, radiator.

CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. Double glazed window to front, laminate flooring, radiator.

LOUNGE 18'2 x 14'6 (5.54m x 4.42m)

Double glazed windows to front and side aspects, double glazed French doors and windows to Conservatory, laminate flooring, red brick open fireplace with surround and tiled hearth, TV point, radiators.

CONSERVATORY 17' x 14'7 (5.18m x 4.45m)

Part brick construction, double glazed French doors to rear garden, double glazed windows to rear, laminate flooring, door to Garden Room, vaulted poly carb roof, wall lights, radiator.

DINING ROOM 15'3 x 12'3 (4.65m x 3.73m)

Double glazed French doors and windows to Garden Room, laminate flooring, serving hatch to Kitchen, radiator.

GARDEN ROOM 13'5 x 8' (4.09m x 2.44m)

Double glazed French doors to rear garden, double glazed windows to rear overlooking the garden, laminate flooring, poly carb roof, radiator.

KITCHEN 15'3 x 8' (4.65m x 2.44m)

Modern over and under counter units and drawers, work tops and splash backs, inset stainless steel sink and drainer with mixer tap. Space for cooker, space for fridge freezer, space and plumbing for dishwasher. Laminate flooring, under unit lighting, open access to Study, door to integral garage, radiator.

STUDY 6'5x 5'5 (1.96mx 1.65m)

Double glazed window to front, laminate flooring, radiator.

UTILITY ROOM 11'10 x 9'6 (3.61m x 2.90m)

Over and under counter units, stainless steel sink top. Glazed door and window to Second Utility Room, window to side, space and plumbing for washing machine, space for tumble dryer, gas boiler (not tested by agent).

WORKSHOP 8'6 x 8' (2.59m x 2.44m)

Over and under counter units, work tops, shelving. UPVC double glazed door and windows to rear garden, vinyl flooring, poly carb roof.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to front, fitted carpet, loft access, linen cupboard, built in airing cupboard with cylinder and immersion heater (not tested by agent).

MASTER BEDROOM 15'3 x 11'3 (4.65m x 3.43m)

Two double glazed windows to rear overlooking the garden, fitted carpet, vanity wash hand basin, radiators.

BEDROOM TWO 11'3 x 9'7 (3.43m x 2.92m)

Double glazed window to rear, fitted carpet, radiator.

BEDROOM THREE 10'1 x 9'6 (3.07m x 2.90m)

Double glazed window to rear, fitted carpet, radiator.

BEDROOM FOUR 12'10 x 6'4 (3.91m x 1.93m)

Double glazed window to front, fitted carpet, radiator.

BEDROOM FIVE 7'8 x 7'6 (2.34m x 2.29m)

Double glazed window to rear, fitted carpet, radiator.

BEDROOM SIX 9'6 x 9'2 (2.90m x 2.79m)

Double glazed window to front, fitted carpet, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath. Double glazed windows to front and side aspects, vinyl flooring, radiator.

SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to front, vinyl flooring, radiator.

OUTSIDE FRONT

Lawn area bordered by hedgerows and fencing, block paved driveway with parking leading to the Garage, gated access to rear.

OUTSIDE REAR

A beautiful secluded and established South Westerly facing garden measuring approximately 75ft. Predominantly laid to lawn with a large patio area, mature plant and shrub borders, Timber shed, brick built tool shed, gated access to front.

INTEGRAL GARAGE

Up and over door, windows to side, power and light connected (not tested by agent), integral door to Kitchen, door to Utility Room.

IMPORTANT INFORMATION

Council Tax Band: F
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 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.