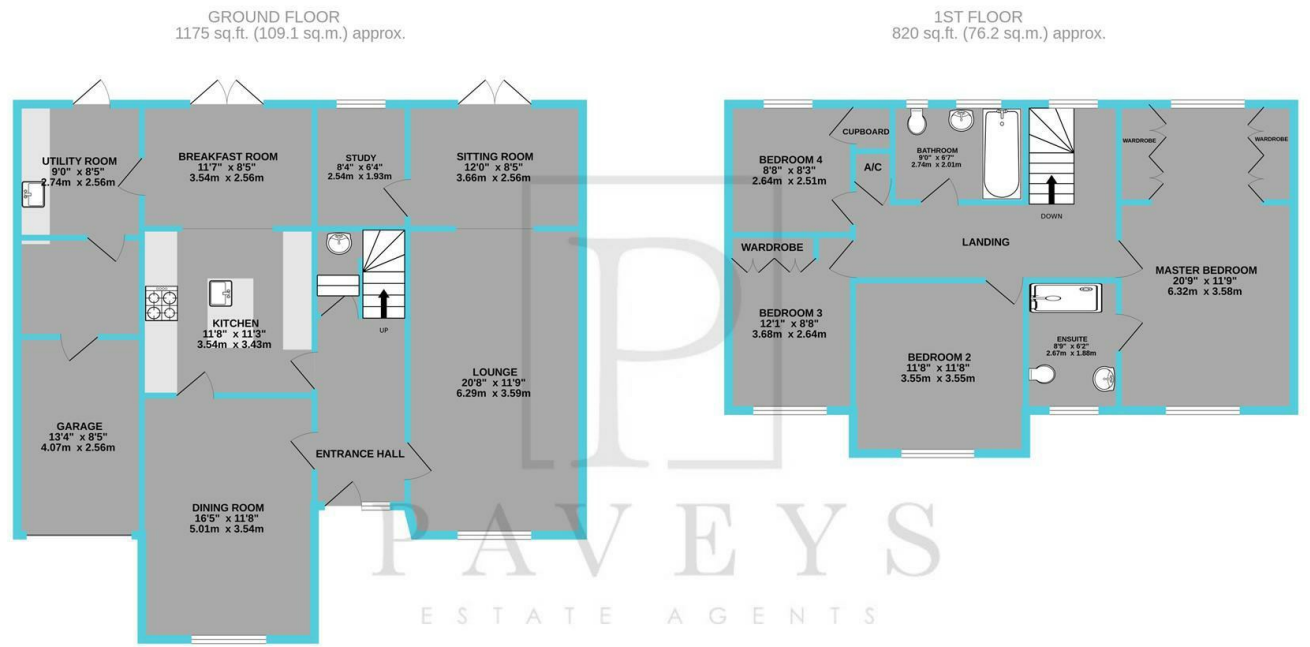


50, Second Avenue
Frinton-On-Sea, CO13 9LX

Offers in excess of £750,000 Freehold



Paveys have the pleasure in bringing to the market this WONDERFUL DETACHED FAMILY HOME situated in the desirable, tree lined SECOND AVENUE in Frinton-on-Sea and within a short stroll from Frinton's greensward, beautiful beach and beach huts. This charming much loved family home is beautifully presented throughout benefitting from 1995 sq ft of light filled accommodation with many attractive features. The ground floor accommodation offers a beautiful formal lounge with attached sitting room and views over the garden, a spacious open plan kitchen breakfast room again with views over the garden, formal dining room and large utility room. The master bedroom has dual aspect windows and a dressing area with ample storage along with an en-suite shower room. There are three further bedrooms and the family bathroom. There are beautifully tendered gardens to the front and rear and ample parking to the front of the garage. The property is within walking distance to Connaught Avenue and Frinton's popular golf, tennis and cricket clubs. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA : 1995 sq.ft. (185.3 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			
(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			
(81-91) 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

Open porch with hardwood entrance door to front aspect, exterior lighting, wooden flooring, coved ceiling, stair flight to First Floor, radiator.

CLOAKROOM

White low level WC and wash hand basin. Wood flooring, fully tiled walls, wall lights.

LOUNGE 20'8 x 11'9 (6.30m x 3.58m)

Double glazed window to front, fitted carpet, coved ceiling, wall lights, feature open stone fireplace with hearth, TV point, open arch to Sitting Room, radiators.

SITTING ROOM 12' x 8'5 (3.66m x 2.57m)

Double glazed sliding patio doors to rear garden, double glazed window to side, fitted carpet, coved ceiling, glazed door to Study, wall lights, TV point, radiator.

STUDY 8'4 x 6'4 (2.54m x 1.93m)

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

DINING ROOM 16'5 x 11'8 (5.00m x 3.56m)

Double glazed window to front, fitted carpet, coved ceiling, feature ceiling rose, bespoke fitted cupboards and shelving, radiator.

KITCHEN 11'8 x 11'3 (3.56m x 3.43m)

Extensive range of cream fronted over and under counter units, display cabinets and shelving, matching island unit with cupboards and drawers. Work tops, inset under mount sink and drainer with mixer tap. Built in double AEG eye level oven, Samsung electric hob with extractor hood over, integrated dishwasher, integrated microwave. Open access to Breakfast Room, tiled flooring, tiled splash backs, coved ceiling, under unit lighting.

BREAKFAST ROOM 11'7 x 8'5 (3.53m x 2.57m)

Double glazed sliding patio doors to rear garden, tiled flooring, coved ceiling, door to Utility Room, radiator.

UTILITY ROOM 9' x 8'5 (2.74m x 2.57m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space for tumble dryer, space for American style fridge freezer. Double glazed door to rear garden, tiled flooring, door to Integral Garage.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, coved ceiling, loft access, built in airing cupboard, radiator.

MASTER BEDROOM 20'9 x 11'9 (6.32m x 3.58m)

Double glazed dual aspect windows, fitted carpet, coved ceiling, dressing room area with fitted wardrobes, door to En-Suite Shower Room, radiators.

EN-SUITE SHOWER ROOM 8'9 x 6'2 (2.67m x 1.88m)

Attractive suite comprising low level WC, vanity wash hand basin and large walk in shower with glass sliding doors. Double glazed window to front, tiled flooring, fully tiled walls, range of wall mounted cupboards with work top over, spot lights, chrome heated towel rail.

BEDROOM TWO 11'8 x 11'8 (3.56m x 3.56m)

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

BEDROOM THREE 12'1 x 8'8 (3.68m x 2.64m)

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

BEDROOM FOUR 8'8 x 8'3 (2.64m x 2.51m)

Currently used as an office. Double glazed window to rear, fitted carpet, coved ceiling, built in cupboard, radiator.

BATHROOM 9' x 6'7 (2.74m x 2.01m)

White suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower attachments over. Two double glazed windows to rear, wood flooring, fully tiled walls, radiator.

OUTSIDE FRONT

Generous frontage with driveway providing ample off road parking to the front of the garage. Lawn areas with pretty flower and shrub borders, gated access to rear.

OUTSIDE REAR

An established and beautifully tendered rear garden, large lawn area with well stocked borders and beds, large patio area and pathways, timber shed, retaining panel fencing, gated access to front.

INTEGRAL GARAGE 13'4 x 8'5 (4.06m x 2.57m)

Electric up and over door, power and light connected (not tested by agent), integral door to Utility Room.

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 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.