

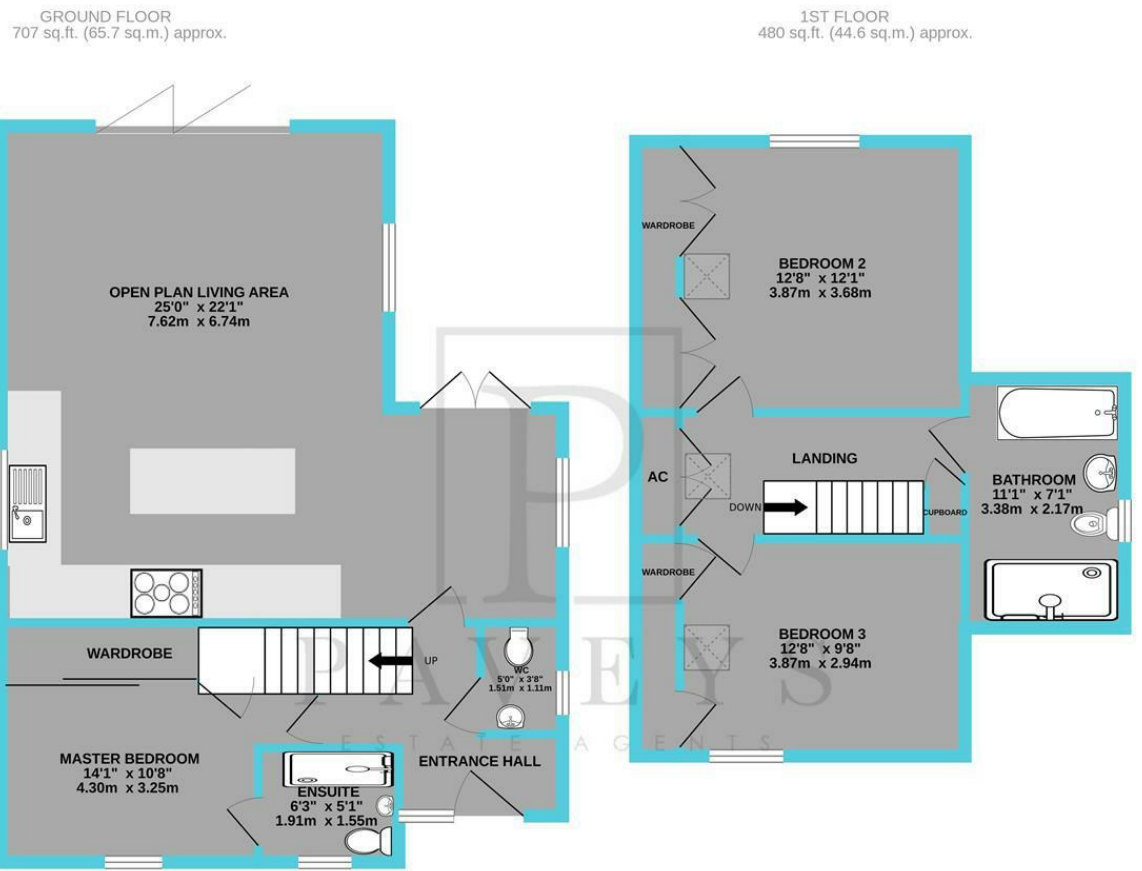
2A, Upper Second Avenue
Frinton-On-Sea, CO13 9LL

Price £625,000 Freehold



PAVEYS
ESTATE AGENTS

A rare opportunity to purchase this STUNNING ARCHITECTURALLY DESIGNED NEW BUILD HOUSE positioned in the sought after tree lined "Upper Avenues" inside the Frinton Gates. This modern property offers stylish and beautifully presented accommodation which has been designed and finished to a very high standard to create an attractive family home which is ready to move into. Key features include a beautiful open plan kitchen dining living area with gorgeous kitchen with bi fold doors to the garden, ground floor master bedroom with modern en-suite, two first floor bedrooms with vaulted ceilings, feature roof windows and ample storage and modern family bathroom. The property has been finished with landscaped gardens, stylish fixtures and fittings, LVT flooring with under floor heating and wonderful vaulted ceilings and roof windows which flood the property with natural light. Upper Second Avenue is a popular and quiet residential road located within walking distance to Frinton Cricket Club, Frinton Railway Station, the beach and Connaught Avenue. WE HAVE KEYS! Call Paveys to arrange your appointment to view!



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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

Composite entrance door to front aspect, double glazed full height panel, smooth vaulted ceiling with double glazed roof window, stair flight to First Floor, LVT flooring, under floor heating.

CLOAKROOM

Modern white suite comprising wall mounted low level WC and vanity wash hand basin. Double glazed window to side, LVT flooring, under floor heating, feature tiling.

OPEN PLAN KITCHEN DINING & LIVING AREA 25' x 22'1" (7.62m x 6.73m)

Double glazed bi fold doors to the rear patio, double glazed French doors to rear, dual aspect double glazed windows, LVT flooring, under floor heating, smooth vaulted ceiling, spot lights.

Range of contemporary over and under counter units, large island unit with breakfast bar, feature open display shelving. Silstone work tops and upstands, inset under mount sink with mixer tap, integrated Neff oven and microwave, induction hob with extractor over, integrated fridge freezer and dishwasher, under unit lighting.

MASTER BEDROOM 14'1" x 10'8" (4.29m x 3.25m)

Double glazed window to front, fitted carpet, under flooring, heating, smooth ceiling, spot lights, double wardrobe with sliding glass doors, under stairs storage cupboard, door to En-Suite Shower Room.

EN SUITE SHOWER ROOM

Modern white suite comprising wall mounted low level WC, vanity wash hand basin and large walk in shower with glass doors and rainfall shower. Double glazed window to side, LVT flooring, under floor heating, fully tiled walls, Bluetooth illuminated mirror, smooth ceiling, spot lights, extractor fan, chrome heated towel rail.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, smooth vaulted ceiling with double glazed roof window, spot lights, built in airing cupboard, built in storage cupboard housing hot water system (not tested by agent), door to Bathroom, radiator.

BEDROOM TWO 12'8" x 12'1" (3.86m x 3.68m)

Double glazed window to rear, smooth vaulted ceiling with two double glazed roof windows, feature roof window to Dining Area below, spot lights, two double built in wardrobes, radiator.

BEDROOM THREE 12'8" x 9'8" (3.86m x 2.95m)

Double glazed window to front, smooth vaulted ceiling with double glazed roof window, feature roof window to Entrance Hall Area below, spot lights, two built in wardrobes, radiator.

BATHROOM

Modern four piece white suite comprising wall mounted low level WC, vanity wash hand basin, large walk in shower with glass screen and rainfall shower and bath with mixer taps and shower attachment. Double glazed window to side, LVT flooring, fully tiled walls, Bluetooth illuminated mirror, smooth ceiling, spot lights, extractor fan, chrome heated towel rail.

OUTSIDE FRONT

Block paved driveway providing ample parking, retaining wall, feature raised sleeper beds with newly planted sapling and shrubs, new retaining panel fencing, gated access to rear garden.

OUTSIDE REAR

Beautifully landscaped courtyard style garden, very private, fully paved with feature raised sleeper beds with newly planted shrubs, new retaining panel fencing, gated access to front.

AGENTS NOTES

The property has the benefit of an Air Source Heat Pump system.

IMPORTANT INFORMATION

Council Tax Band: To Be Confirmed

Tenure: Freehold

Energy Performance Certificate (EPC) rating: To Be Confirmed

The property is connected to electric, 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.