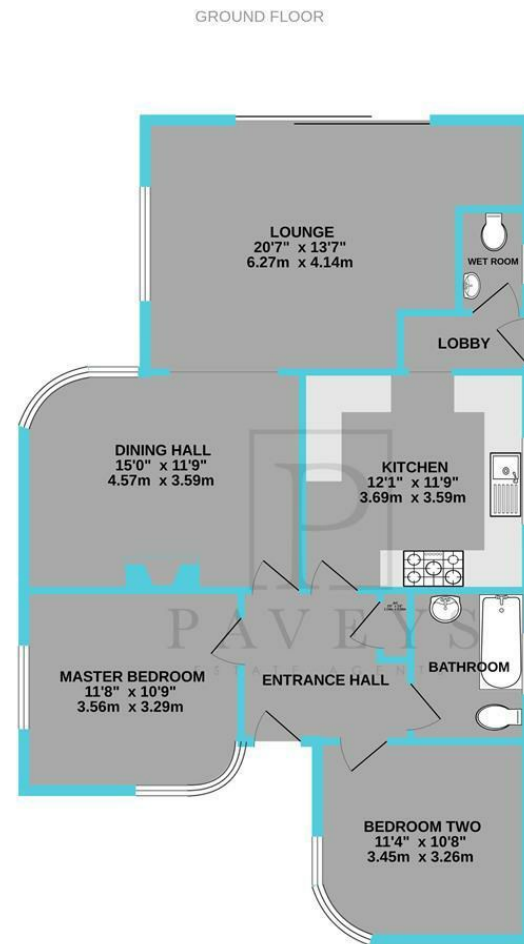


5, Audley Way
Frinton-On-Sea, CO13 9PG

Offers in the region of £595,000 Freehold



Paveys have the pleasure in offer for sale this ATTRACTIVE DETACHED BUNGALOW set on a large plot of gardens with a detached garage & ample parking in the popular "Frinton Park" area. "Baytrees" occupies a generous corner plot position, inside the Frinton Gates and lies within a short distance of "The Leas" greensward and the beautiful beach. Keys features include a lounge with French doors to the pretty garden, dining room, two double bedrooms, fully fitted kitchen, wet room and bathroom. Beautifully maintained gardens wrap around the property and are shielded from the road by mature hedgerows. At the end of the garden is the detached garage and driveway. The property sits on the corner of Audley Way and Graces walk and is surrounded by the Art Deco properties that formed Frinton Park. An early viewing is advised in order to appreciate this property and its location. Call Paveys to arrange an appointment to view!



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 9'3 x 7'8 (2.82m x 2.34m)

Double glazed entrance door to front aspect, wood flooring, coved ceiling, built in cupboard, loft access, radiator.

KITCHEN 12'8 x 11'7 (3.86m x 3.53m)

Shaker style over and under counter units, straight edge work tops, inset stainless steel sink and drainer with mixer tap. Rangemaster Toledo oven with 5 ring gas burner (to remain), integrated dishwasher, integrated fridge freezer. Double glazed window to side, tiled flooring, part tiled walls, under unit lighting, coved ceiling, spot lights, open access to Lobby, radiator.

LOBBY 2'8 x 6'3 (0.81m x 1.91m)

UPVC double glazed door to side, tiled flooring, coved ceiling, door to Wet Room.

WET ROOM 5'3 x 3'8 (1.60m x 1.12m)

Fully tiled Wet Room, double glazed window to side, low level WC, wall mounted shower, chrome heated towel rail.

DINING ROOM 15' x 11'9 (4.57m x 3.58m)

Double glazed windows to rear and side aspects, wood flooring, coved ceiling, feature open fireplace with tiled surround and hearth, wall lights, archway to Lounge, radiator.

LOUNGE 18'8 x 13'7 (5.69m x 4.14m)

Double glazed sliding patio doors to rear garden, double glazed window to side, wood flooring, coved ceiling, wall lights, archway to Dining Room, TV point, radiator.

MASTER BEDROOM 11'8 x 10'9 (3.56m x 3.28m)

Double glazed windows to front and side aspects, wood flooring, coved ceiling, radiator.

BEDROOM TWO 11'4 x 10'9 (3.45m x 3.28m)

Double glazed windows to front and side aspects, wood flooring, fitted wardrobes, coved ceiling, radiator.

BATHROOM 8'2 x 6'3 (2.49m x 1.91m)

White suite comprising low level WC, pedestal wash hand basin and bath. Double glazed window to side, tiled flooring, fully tiled walls, chrome heated towel rail.

THE GARDENS

The property is set on a generous corner plot of established and beautifully maintained gardens which wrap around the property and are shielded from the road by mature hedgerows. The gardens are mainly laid to lawn and well stocked with a varied selection of mature shrubs, trees and hedgerows. There is a large patio area, a courtesy door giving access to garage and a gated access to side leading to the driveway.

DETACHED GARAGE

Located to the rear of the garden and accessed via Graces Walk. Up and over door, pitched and tiled roof, double glazed courtesy door to rear garden, double glazed window to side, power and light connected (not tested by agent). To the front of the garage is a block paved driveway providing ample off road parking. There is gated access to the garden.

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

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.