

9, Blaine Drive
Frinton on Sea, CO13 0UR

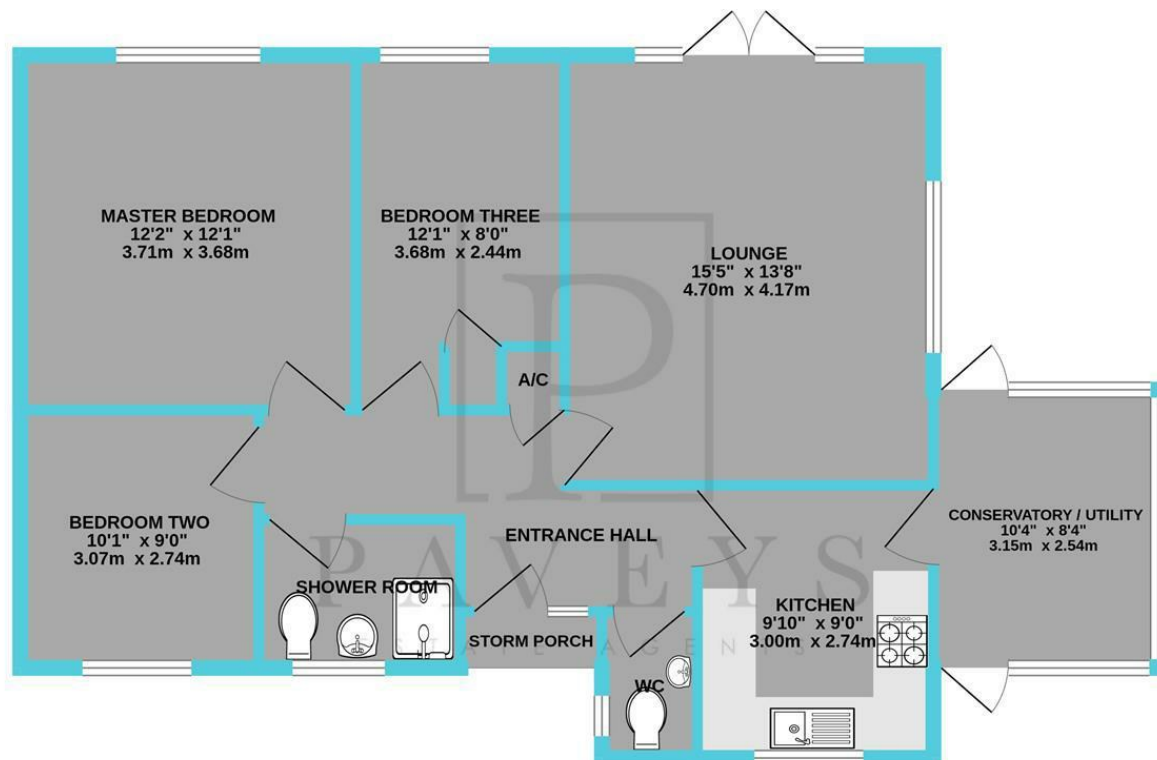
Price £349,995 Freehold



Tucked away at the end of peaceful cul-de-sac on the Frietuna Development is this DETACHED BUNGALOW with PRIVATE WEST FACING GARDEN & NO ONWARD CHAIN. The property lies within easy reach of the Triangle Shopping Centre which will be home to the new Tescos Store (opening May 2024) and within easy reach of local bus routes, local schools and green open spaces. Key features include a bright and sunny lounge with double doors to the private garden, a new fitted kitchen with brand new appliances and direct access to the conservatory/utility, three bedrooms, shower room and separate cloakroom. The garden is a complete sun trap and a perfect spot to sit and enjoy a late breakfast, lunch & dinner!!!! There is ample off road parking to the front of the detached garage. The property will be sold with NO ONWARD CHAIN and we have keys to view! Call Paveys to arrange your appointment.



GROUND FLOOR



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
85	67

Environmental Impact (CO ₂) Rating	
Current	Potential
85	67

STORM PORCH

ENTRANCE HALL

UPVC double glazed entrance door and full height panel to front, fitted carpet, coved ceiling, built in airing cupboard, loft access, radiator.

LOUNGE 15'5 x 13'8 (4.70m x 4.17m)

Double glazed double doors and full height panels to rear leading to the rear garden, double glazed window to side, fitted carpet, coved ceiling, TV point, radiators.

KITCHEN 9'10 x 9' (3.00m x 2.74m)

Newly fitted modern kitchen comprising over and under counter units, display cabinets, straight edge work tops, inset stainless steel sink and drainer with mixer tap. New electric oven and electric hob with extractor hood over, space for under counter white goods. Double glazed window to front, vinyl flooring, part tiled walls, coved ceiling, spot lights, radiator.

CONSERVATORY/UTILITY 10'4 x 8'4 (3.15m x 2.54m)

UPVC double glazed doors to front and rear aspects, double glazed windows to all aspects with views over the garden, vinyl flooring, glass pitched roof, vinyl flooring.

MASTER BEDROOM 12'2 x 12'1 (3.71m x 3.68m)

Double glazed window to rear, fitted carpet, coved ceiling, range of fitted wardrobes and over bed storage, radiator.

BEDROOM TWO 12'1 x 8' (3.68m x 2.44m)

Double glazed window to front, fitted carpet, coved ceiling, range of fitted wardrobes and over bed storage, radiator.

BEDROOM THREE 10'1 x 9' (3.07m x 2.74m)

Double glazed window to rear, fitted carpet, coved ceiling, range of fitted wardrobes and over bed storage, radiator.

SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and double walk in shower cubicle. Double glazed window to front, vinyl flooring, fully tiled walls, coved ceiling, towel rail.

CLOAKROOM

White suite comprising low level WC and wash hand basin. Double glazed window to side, vinyl flooring, part tiled walls, wall mounted boiler (not tested by agent), radiator.

OUTSIDE FRONT

Corner plot position, lawn area retained by mature shrubs and plants, established tree, block paved hardstanding area, driveway for off road parking, gated access to rear.

OUTSIDE REAR

An enclosed West facing garden, lawn area with patio, retaining hedgerows, flowers and shrubs, two timber sheds, gated access to front.

GARAGE

Up and over door, power and light connected (not tested by agent), pitched and tiled roof, driveway to the front.

IMPORTANT INFORMATION

Council Tax Band: E
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.