

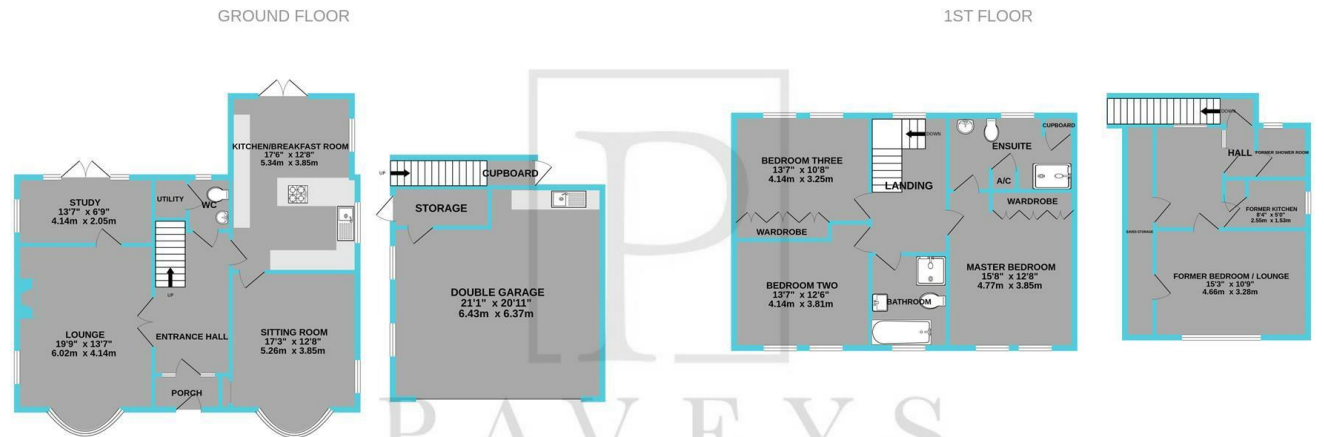


34, Third Avenue
Frinton-On-Sea, CO13 9EG

Offers in excess of £675,000 Freehold



It is a pleasure to offer for sale this ELEGANT DETACHED FAMILY HOME with DETACHED DOUBLE GARAGE & COACH HOUSE located in leafy tree lined THIRD AVENUE. This desirable and much loved family home is set on a walled private plot with entrance gates which shield it from the road. Key features include two large reception rooms with beautiful bay windows, kitchen breakfast room with doors to the garden, study, master bedroom with en-suite shower room, two further double bedrooms and bathroom. The detached double garage has a utility area and several multi purpose first floor rooms along with ample storage. The wrap around garden is laid to lawn with a variety of trees and shrubs, ample parking and driveway. Third Avenue is located close to the beach and the greensward and is within easy reach of Connaught Avenue and Frinton's popular sporting clubs including the golf club, lawn tennis club and cricket club. An early viewing is advised in order to appreciate this property and its location. Call Paveys to arrange your 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	74
(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	74
(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

PORCH

Hardwood entrance door to front aspect.

ENTRANCE HALL

Wooden glazed entrance door and windows, fitted carpet, glazed double doors to Lounge, stair flight to First Floor, smooth and coved ceiling, radiator.

LOUNGE 19'9 x 13'7 (6.02m x 4.14m)

Beautiful wooden glazed bay window to front, wooden glazed sash window to side, fitted carpet, smooth and coved ceiling, ornate fireplace with surround and hearth, wall lights, TV point, door to Study, glazed double doors to Entrance Hall, radiators.

STUDY 13'7 x 6'9 (4.14m x 2.06m)

Glazed double doors and windows to rear with views over the garden, glazed sash window to side, fitted carpet, coved ceiling, radiator.

SITTING ROOM 17'3 x 12'8 (5.26m x 3.86m)

Beautiful wooden glazed bay window to front, double glazed window to side, fitted carpet, smooth and coved ceiling, arched recess with shelving, TV point, radiators.

KITCHEN BREAKFAST ROOM 17'6 x 12'8 (5.33m x 3.86m)

Shaker style over and under counter units, matching full height cupboards, work tops and splash backs, inset ceramic sink and drainer with mixer tap. Built in Hotpoint double oven and warming drawer, inset Neff gas hob, integrated slimline dishwasher, integrated fridge and freezer, cupboard housing wall mounted boiler (not tested by Agent). Wooden glazed double doors to rear, two wooden glazed windows to side, vinyl flooring, smooth and coved ceiling, TV point, under unit lighting, extractor fan, radiator.

CLOAKROOM & UTILITY

White suite comprising low level WC and vanity wash hand basin. Wooden glazed window to rear, vinyl flooring, door to Utility Cupboard, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Spacious landing, wooden glazed sash window to rear, fitted carpet, coved ceiling, radiator.

MASTER BEDROOM 15'8 x 12'8 (4.78m x 3.86m)

Two wooden glazed sash windows to front, fitted carpet, coved ceiling, range of fitted wardrobes, door to En Suite Shower Room, radiator.

EN SUITE TO MASTER BEDROOM

White suite comprising low level WC, vanity wash hand basin and large walk in shower with screen, Wooden glazed sash window to rear, vinyl flooring, spot lights, built in cupboard, built in airing cupboard, extractor fan, heated towel rail.

BEDROOM TWO 13'7 x 12'6 (4.14m x 3.81m)

Two wooden glazed sash windows to front, fitted carpet, coved ceiling, range of bespoke fitted cupboards and shelving, radiator.

BEDROOM THREE 13'7 x 10'8 (4.14m x 3.25m)

Two wooden glazed sash windows to rear overlooking the garden, fitted carpet, range of built in wardrobes and cupboard, radiator.

BATHROOM

Four piece white suite comprising low level WC, vanity wash hand basin, bath with mixer tap and shower attachment and enclosed shower cubicle. Wooden glazed sash window to front, vinyl flooring, coved ceiling, heated towel rail.

THE GARDENS

The property is set on a good size plot with large wooden entrance gates and sweeping driveway which extends to the rear of the house. There is a raised lawn area to the front of the property with several mature trees and retaining wall which shields the property from the road. To the rear of the property is a large hardstanding area for parking and enclosed garden which is laid to lawn with shrub borders.

DETACHED DOUBLE GARAGE & COACH HOUSE 21'1 x 20'11 (6.43m x 6.38m)

GROUND FLOOR:

Garage Area: Up and over door to front aspect, two windows to side, kitchenette area with sink, door to storage room, power and light connected (not tested by agent).

Exterior staircase to leading to:

FIRST FLOOR:

Former Bedroom/Lounge (15'3 x 10'9) window to front.

Former Kitchen (8'4 x 5') window to side.

Former Shower Room, window to rear.

Power and light connected (not tested by agent).

IMPORTANT INFORMATION

Council Tax Band: G

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

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