

4, Brightside

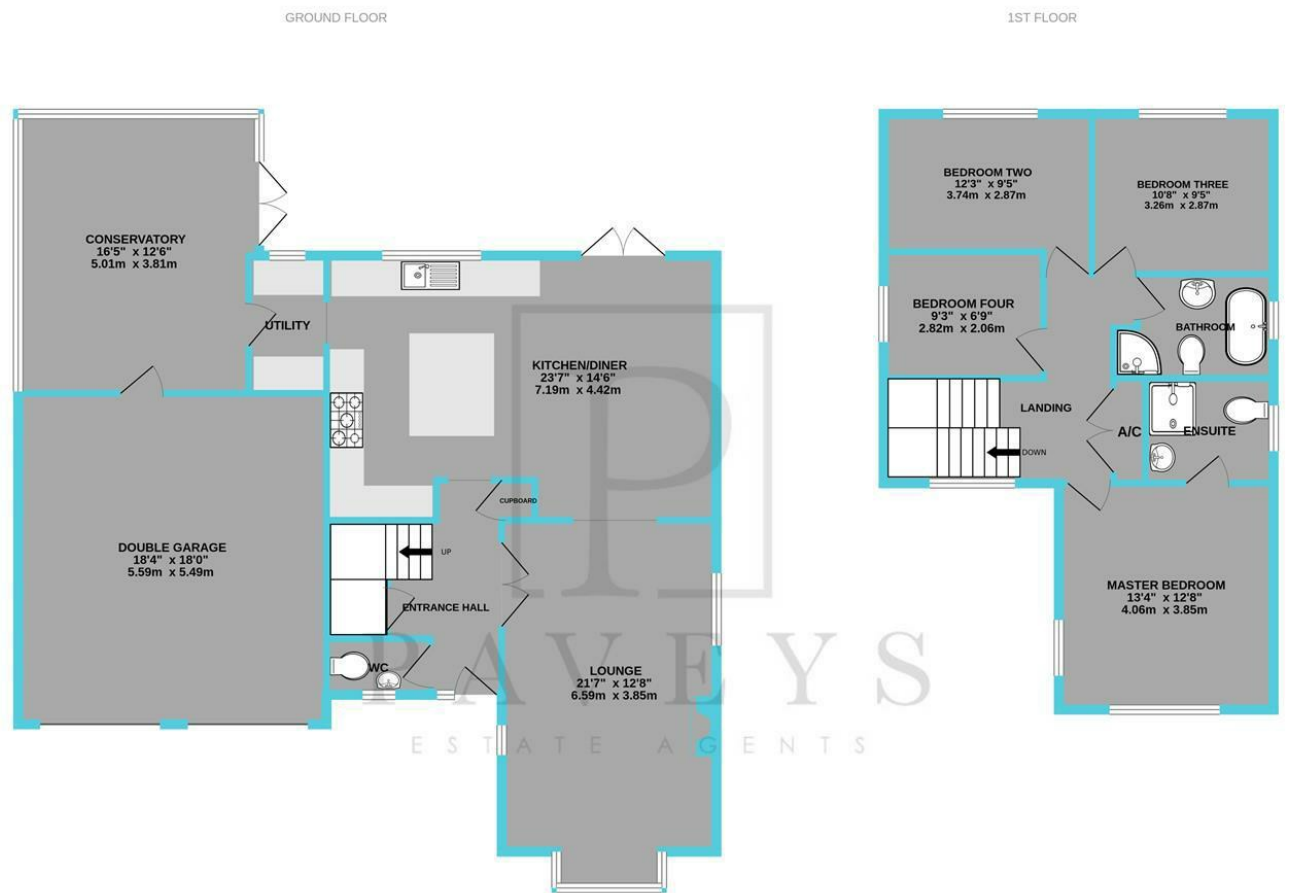
Frinton-On-Sea, CO13 0UB

Price £495,000 Freehold



PAVEYS  
ESTATE AGENTS

NO ONWARD CHAIN! A beautifully presented and well appointed DETACHED FAMILY HOME with DOUBLE GARAGE & PRIVATE REAR GARDEN positioned in a small cul-de-sac on the Frietuna Development. This wonderfully spacious and much loved home has been maintained and decorated from top to bottom to a very high standard and is ready to move straight into. At the heart of the home is the open plan kitchen diner with attractive cabinetry and limestone tiled floor with underfloor heating along with double doors to the garden. The gorgeous lounge and large conservatory provide ample space for all the family. Upstairs is the master bedroom with en suite shower room, three further bedrooms and the pretty bathroom. Outside are beautifully maintained front and rear gardens, double garage, ample off road parking and a multi purpose timber summer house which is also beautifully decorated. Brightside is positioned within easy reach of nearby primary and secondary schools, local shops, rail services and the gorgeous beach! An internal viewing is highly recommended to appreciate this property! Call Paveys today!



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
81	85

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

**ENTRANCE HALL**

Composite entrance door to front aspect, limestone tiled flooring, under floor heating, smooth and covered ceiling, spot lights, stair flight to First Floor, under stairs storage cupboard, built in cupboard, double doors to Lounge, open access to Kitchen Diner, radiator.

**CLOAKROOM**

White traditional suite comprising low level WC and wash hand basin. Double glazed window to front, limestone tiled flooring, tiled splash back, chrome heated towel rail.

**LOUNGE 21'7 x 12'8 (6.58m x 3.86m)**

Double glazed bay window to front, double glazed windows to side aspects, fitted carpet, coved ceiling, feature fireplace recess housing wood burner, open access to Kitchen Diner, radiators.

**KITCHEN DINER 23'7 x 14'6 (7.19m x 4.42m)**

Stunning open plan Kitchen Diner fitted with grey fronted over and under counter units, matching glass fronted display cabinets and large island with drawers beneath. Wooden work tops, inset white ceramic sink and drainer with mixer tap, feature tiled recess with wooden mantel housing Rangemaster oven with extractor above, two built in under counter fridges. Double glazed window to rear, double glazed double doors to rear garden, limestone tiled flooring, under floor heating, smooth and coved ceiling, spot lights.

**UTILITY**

Double glazed window to rear, limestone tiled flooring, under floor heating, smooth and coved ceiling, bespoke box shelving and matching wall panelling. Wooden work top with upstands, counter top sink with feature mixer tap, spaces and plumbing for washing machine and dishwasher.

**CONSERVATORY 16'5 x 12'6 (5.00m x 3.81m)**

Double glazed doors to rear garden, double glazed windows to rear and side aspects with views over the garden, limestone tiled flooring, underfloor heating, pitched roof, TV point, courtesy door to Garage, glazed door to Utility.

**FIRST FLOOR**

**FIRST FLOOR LANDING**

Double glazed window to front, seagrass flooring, smooth and coved ceiling, loft access, built in double airing cupboard, radiator.

**MASTER BEDROOM 13'4 x 12'8 (4.06m x 3.86m)**

Double glazed windows to front and side aspects, seagrass flooring, smooth and coved ceiling, range of bespoke fitted wardrobes, door to En Suite Shower Room, radiator.

**EN SUITE SHOWER ROOM**

White suite comprising low level WC, wash hand basin and enclosed shower cubicle. Double glazed window to side, tiled flooring, under floor heating, smooth and coved ceiling.

**BEDROOM TWO 12'3 x 9'5 (3.73m x 2.87m)**

Double glazed window to rear, seagrass flooring, smooth and coved ceiling, radiator.

**BEDROOM THREE 10'8 x 9'5 (3.25m x 2.87m)**

Double glazed window to rear, seagrass flooring, smooth and coved ceiling, radiator.

**BEDROOM FOUR 9'3 x 6'9 (2.82m x 2.06m)**

Double glazed window to side, seagrass flooring, smooth and coved ceiling, radiator.

**BATHROOM**

Four piece white suite comprising low level WC, vanity wash hand basin, freestanding bath with mixer tap and tiled corner shower cubicle. Double glazed window to side, tiled flooring, under floor heating, smooth ceiling, spot lights.

**OUTSIDE FRONT**

Block paved driveway to the front of the double garage providing ample off road parking, manicured lawn bordered by pretty flower and shrub borders, established tree, exterior light, gated access to rear garden.

**OUTSIDE REAR**

A private, un overlooked rear garden with paved patio area, lawn area bordered by hedgerows, flowers and shrubs, exterior lighting, gated access to front., outdoor BBQ kitchen with BBQ to remian, wooden seating and heater.

**SUMMER HOUSE 17'1 x 7'8 (5.21m x 2.34m)**

Detached timber summer house with power and light connected (not tested by agent), glazed double doors to front, two glazed sash windows to front, wood flooring, vaulted ceiling, panelled walls, wall mounted TV to remian.

**DOUBLE GARAGE 18'4 x 18' (5.59m x 5.49m)**

Twin up and over doors, wall mounted Ideal boiler (not tested by agent), power and light connected, eaves storage, integral door to Conservatory.

**AGENTS NOTES**

The property has the benefit of electric solar panels which are owned by the Vendors.

**IMPORTANT INFORMATION**

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: B

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.

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