



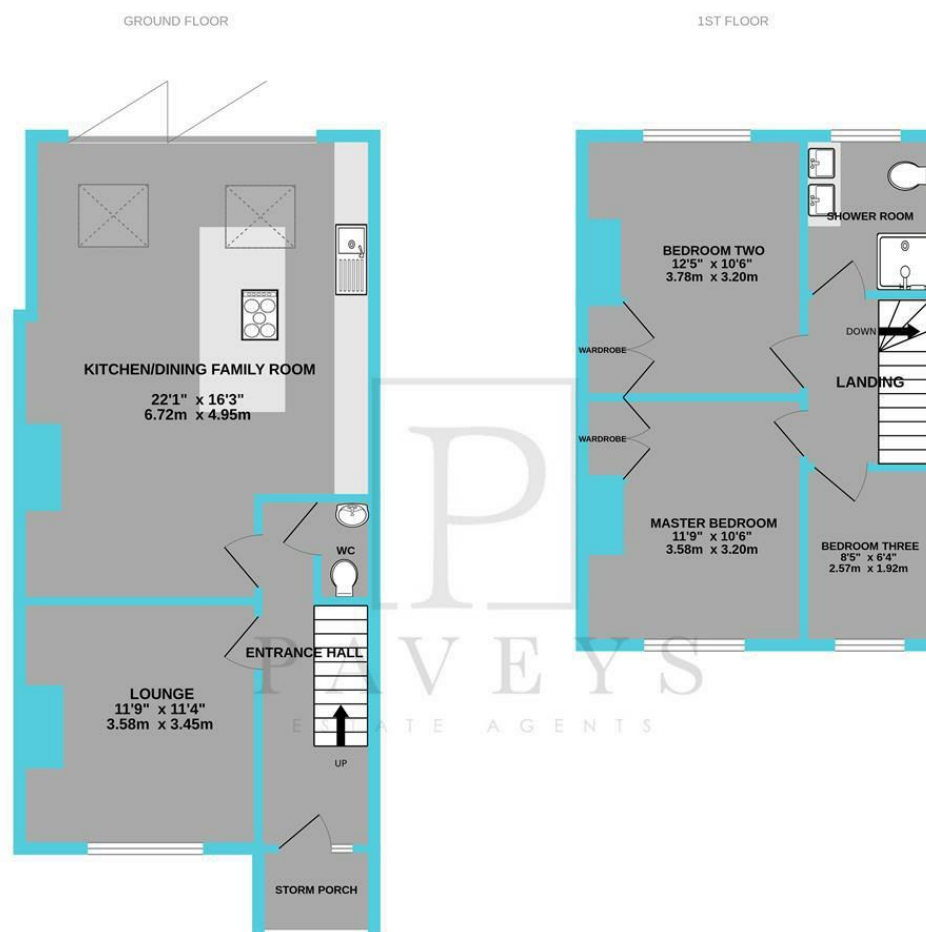
54, Pole Barn Lane
Frinton-On-Sea, CO13 9NJ

Price £400,000 Freehold



PAVEYS
ESTATE AGENTS

Paveys have the pleasure in bringing to the market this ELEGANT & MODERN EXTENDED FAMILY HOME positioned MOMENTS FROM THE BEACH & GREENSWARD in the coastal town of Frinton-on-Sea. This stylish property has been fully refurbished and modernised by the present owners to a very high standard. Internally the property offers a formal lounge, gorgeous open plan kitchen dining family room with bi fold doors to the garden, beautiful kitchen, three bedrooms and shower room. The property has been finished with a new roof, new central heating system, new flooring, new glazing, gravel driveway and landscaped rear garden. The shops and restaurants in Connaught Avenue, Frinton Railway Station and Frinton's popular golf, tennis & cricket clubs are all close by. An internal viewing is highly recommended! Call Paveys to arrange a viewing.



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

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 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. Made with Metropix ©2024

PORCH

Oak porch with tiled step, exterior light.

ENTRANCE HALL

Composite entrance door to front aspect, LVT herringbone flooring, stair flight to First Floor, smooth ceiling, radiator.

CLOAKROOM

White suite comprising low level WC and wall mounted wash hand basin. LVT herringbone flooring, fully tiled walls, smooth ceiling.

LOUNGE 11'9 x 11'4 (3.58m x 3.45m)

Double glazed window to front, fitted carpet, smooth ceiling, two built in cupboards with shelving above, TV point, radiator.

KITCHEN DINING FAMILY ROOM 22'1 x 16'3 (6.73m x 4.95m)

Double glazed bi fold doors to rear garden, two double glazed roof windows, LVT herringbone flooring, smooth ceiling, spot lights, upright radiators.

Kitchen: Modern graphite grey over and under counter units, matching full height cabinets and feature island with breakfast bar. Granite work tops, inset undermount sink with mixer tap. Neff eye level oven and combination grill microwave, Neff induction hob with extractor, integrated dishwasher, washing machine, wine cooler and fridge freezer, cupboard housing Logic Ideal combination boiler (not tested by agent).

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, smooth ceiling.

MASTER BEDROOM 11'9 x 10'6 (3.58m x 3.20m)

Double glazed window to front, fitted carpet, smooth ceiling, built in wardrobe, TV point, feature wall panel, feature radiator.

BEDROOM TWO 12'5 x 10'6 (3.78m x 3.20m)

Double glazed window to rear, fitted carpet, smooth ceiling, built in wardrobe, TV point, loft hatch, feature radiator.

BEDROOM THREE 8'5 x 6'4 (2.57m x 1.93m)

Double glazed window to front, fitted carpet, smooth ceiling, feature radiator.

SHOWER ROOM

Modern white suite comprising low level WC, twin wall mounted wash hand basins with mixer taps and large open shower with glass screen and rainwater shower. double glazed window to rear, tiled flooring, part tiled walls, extractor fan, heated towel rail.

OUTSIDE FRONT

Shingled driveway providing parking for two vehicles. Gated access to rear.

OUTSIDE REAR

A private low maintenance garden with artificial grass and large patio area which extends to the side of the property. Panel fencing, exterior lighting, outside tap, gated access to front.

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: TBC

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.