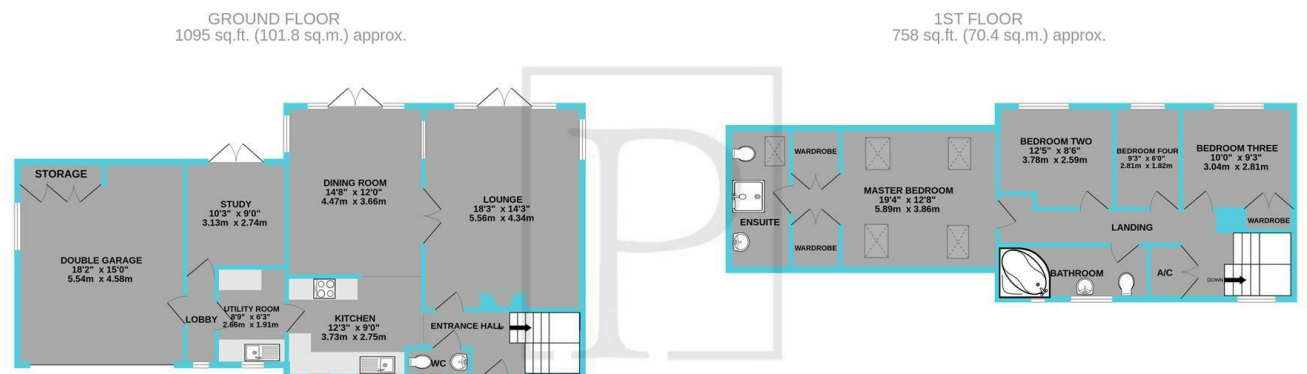


4, Frietuna Road  
Kirby Cross, CO13 0RY

Price £550,000 Freehold

"Walsingham" is a SPACIOUS DETACHED FAMILY HOME which occupies a generous corner plot position on the popular Frietuna Development. Conveniently positioned within close proximity to the "Frinton Gates" and Frinton Railway Station with services to Chelmsford and Central London as well as the gorgeous beach and Connaught Avenue. The property offers an impressive 1853 sq ft of accommodation set in established gardens which wrap around it along with an in and out driveway, double garage, second driveway to the side and private rear garden. Key features include two good size reception rooms with doors to the garden, kitchen, utility room and study. Upstairs is the master bedroom suite with en suite shower room and dressing area, three further bedrooms and family bathroom. An early viewing is highly recommended in order to appreciate this property and its location. Call Paveys to arrange your appointment to view.



**PAVEYS**  
ESTATE AGENTS  
TOTAL FLOOR AREA: 1853 sq.ft. (172.2 sq.m.) approx.

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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**PORCH**

Open storm porch with pitched and tiled roof, tiled step, spot lights.

**ENTRANCE HALL**

Composite entrance door to front aspect, laminate flooring, split level staircase to First Floor, under stair recess, door to Cloakroom, radiator.

**CLOAKROOM**

White suite comprising low level WC and vanity wash hand basin. Double glazed window to front, tiled flooring, part tiled walls, radiator.

**LOUNGE 18'3 x 14'3 (5.56m x 4.34m)**

Double glazed double doors to rear garden, double glazed windows to rear and side aspects, laminate flooring, coved ceiling, wall lights, feature brick fireplace with inset wood burner, brick hearth and wooden mantle, double doors to Dining Room, radiators.

**DINING ROOM 14'8 x 12' (4.47m x 3.66m)**

Double glazed double doors to rear garden, double glazed windows to rear and side aspects, laminate flooring, coved ceiling, spot lights, open access to Kitchen, radiators.

**KITCHEN 12'3 x 9' (3.73m x 2.74m)**

Gloss over and under counter units, straight edge work tops and upstands, inset stainless steel sink and with mixer tap. Integrated eye level Neff oven with matching Neff combination oven and grill, Bosch induction hob with glass splash back and extractor hood over, integrated Bosch dishwasher. Two double glazed windows to front, laminate flooring, smooth and coved ceiling, spot lights, open access to Dining Room, door to Utility Room, radiator with cover.

**UTILITY ROOM 8'9 x 6'3 (2.67m x 1.91m)**

Gloss under counter unit with straight edge work top and upstands, inset stainless steel sink with mixer tap. Space and plumbing for washing machine, space for tumble dryer, space for fridge freezer. Double glazed window to front, laminate flooring, smooth and coved ceiling, spot lights, door to Lobby, radiator.

**LOBBY**

Double glazed window to front, laminate flooring, door to Study and door to integral garage.

**STUDY 10'3 x 9' (3.12m x 2.74m)**

Double glazed double doors to rear garden, laminate flooring, smooth and coved ceiling, spotlights, radiator.

**FIRST FLOOR**

**FIRST FLOOR LANDING**

Double glazed window to front, fitted carpet, smooth and coved ceiling, built in airing cupboard.

**MASTER BEDROOM 19'4 x 12'8 (5.89m x 3.86m)**

Two sets of double glazed Velux windows to front and rear aspects, fitted carpet, smooth ceiling, spot lights, wall light, doors to eaves storage, open access to dressing area with two built in wardrobes and tiled floor, door to En Suite Shower Room.

**EN SUITE SHOWER ROOM**

White suite comprising low level WC, vanity wash hand basin and glass shower cubicle. Double glazed Velux window to rear, tiled flooring, part tiled walls, smooth ceiling, radiator.

**BEDROOM TWO 12'5 x 8'6 (3.78m x 2.59m)**

Double glazed window to rear, fitted carpet, smooth and coved ceiling, radiator.

**BEDROOM THREE 10' x 9'3 (3.05m x 2.82m)**

Double glazed window to rear, fitted carpet, smooth and coved ceiling, built in wardrobe, radiator.

**BEDROOM FOUR 9'3 x 6' (2.82m x 1.83m)**

Double glazed window to rear, fitted carpet, smooth and coved ceiling, radiator.

**BATHROOM**

White suite comprising low level WC, vanity wash hand basin and corner bath with mixer taps and shower attachment over. Two double glazed windows to front, tiled flooring, part tiled walls, smooth and coved ceiling, spot lights, radiator.

**OUTSIDE FRONT**

Wide corner plot frontage with block paved in and out driveway providing ample off road parking for up to six vehicles. Lawn areas to the side of the property with second driveway and double gates leading to the private rear garden. Borders and beds stocked with flowers and shrubs, established tree, exterior lighting, retaining picket fencing.

**OUTSIDE REAR**

Great size part walled garden, commencing with a blocked paved patio area, the remainder is laid to lawn with raised flower and shrub beds. Raised decking area, two timber sheds, exterior lighting, outside tap, double gates to side.

**DOUBLE GARAGE 18'2 x 15' (5.54m x 4.57m)**

Remote control electric up and over door, double glazed window to side, built in storage cupboard, power and light connected (not tested by Agent).

**IMPORTANT INFORMATION**

Council Tax Band: E  
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.