

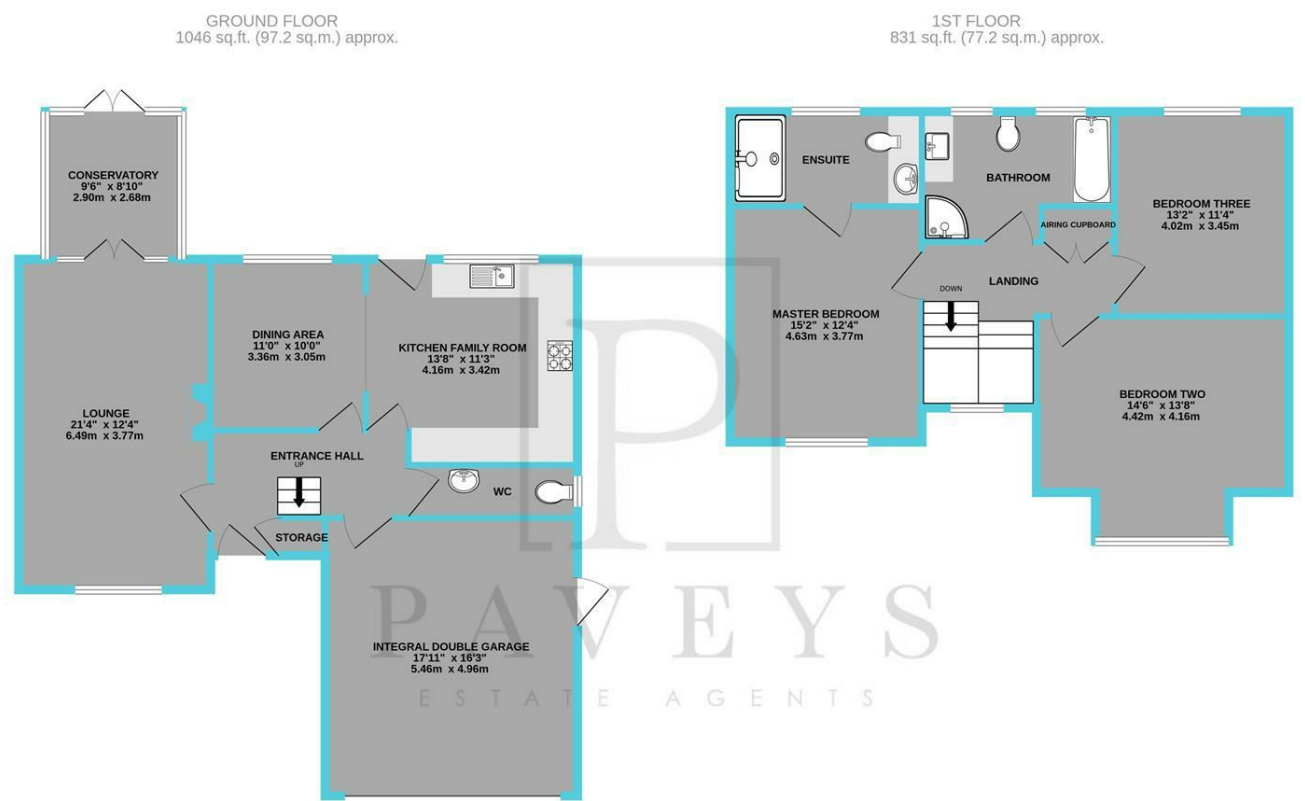
50, Fourth Avenue  
Frinton-On-Sea, CO13 9DX

Price £695,000 Freehold



PAVEYS  
ESTATE AGENTS

Paveys have the pleasure in bringing to the market this MODERN DETACHED HOUSE with INTEGRAL DOUBLE GARAGE positioned within the sought after "Avenues" in Frinton-on-Sea. This stylish family home is very energy efficient and is in excellent order inside and out having been finished to a very high standard. Key features include a formal lounge, modern kitchen family room with dining area, Neff appliances, conservatory, three double bedrooms, en suite to the master bedroom and family bathroom. The pretty private rear garden is laid to lawn with a patio area and there is off road parking to the front. It is centrally located in the heart of the town and within a short stroll of Connaught Avenue, the beach, Frinton Library and St Marys (new) Church. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA: 1877 sq.ft. (174.3 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
77	57

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
77	57

#### ENTRANCE HALL

Composite entrance door to front aspect, fitted carpet, smooth and covered ceiling, wall lights, stair flight to First Floor, under stairs storage cupboard, integral door to garage, radiator.

#### LOUNGE 9'6 x 12'4 (2.90m x 3.76m)

Double glazed window to front, fitted shutters, double glazed double doors and full height side panels to rear leading to the Conservatory, fitted carpet, feature fireplace with surround and hearth, smooth and covered ceiling, wall lights, TV point, radiators.

#### CONSERVATORY 9'6 x 8'10 (2.90m x 2.69m)

Part brick construction, double glazed double doors to rear garden, double glazed windows to rear and side aspects with views over the garden, wood flooring, insulated pitched ceiling, two radiators.

#### KITCHEN FAMILY ROOM 13'8 x 11'3 (4.17m x 3.43m)

Modern shaker style over and under counter units, display cabinets, work tops, splash backs, inset Franke sink and drainer with mixer tap. Range of integrated Neff appliances including eye level oven, microwave/grill, electric hob, extractor, integrated dishwasher and integrated fridge freezer. Double glazed window to rear, double glazed door to rear, tiled flooring, smooth and covered ceiling, spot lights, under unit lighting, upright radiator.

#### DINING AREA 11' x 10' (3.35m x 3.05m)

Double glazed window to rear, tiled flooring, smooth and covered ceiling, spot lights, open access to Kitchen, radiator.

#### CLOAKROOM

White suite comprising low level WC and vanity wash hand basin. Double glazed window to side, laminate flooring, smooth and covered ceiling, radiator.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Double glazed window to front, fitted shutters, fitted carpet, smooth and covered ceiling, loft access, airing cupboard, radiator.

##### MASTER BEDROOM 15'2 x 12'4 (4.62m x 3.76m)

Double glazed window to front, fitted shutters, fitted carpet, smooth and covered ceiling, range of fitted bedroom furniture including wardrobes, over bed storage cupboards, dressing table, display shelving and bedside tables, radiator.

##### EN SUITE SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin with drawers and cupboards beneath and large walk in shower with Aqualisa shower, glass screen. Double glazed window to rear, tiled flooring, fully tiled walls, smooth ceiling, spot lights, large wall mounted mirror, under floor heating, chrome heated towel rail.

##### BEDROOM TWO 14'6 13'8 (4.42m 4.17m)

Double glazed window to front, fitted carpet, fitted shutters, smooth and covered ceiling, spot lights, TV point, radiator.

##### BEDROOM THREE 13'2 x 11'4 (4.01m x 3.45m)

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

##### BATHROOM

Four piece white suite comprising low level WC, vanity wash hand basin with drawers below, corner shower cubicle with Mira power shower and bath with mixer tap over. Double glazed windows to rear, tiled flooring, fully tiled walls, smooth and covered ceiling, spot lights, wall mounted illuminated mirror, upright radiator.

##### OUTSIDE FRONT

Block paved driveway to the front of the garage providing ample off road parking. Lawn area with flower and shrub borders, retaining wall with wrought iron railings, exterior lighting, gated access to rear garden.

##### OUTSIDE REAR

A pretty and very private garden with lawn area bordered by a vast array of established flowers and shrubs. Patio area, panel fencing, exterior lighting, access to garage, gated access to front.

##### INTEGRAL DOUBLE GARAGE 17'11 x 12'4 (5.46m x 3.76m)

Insulated electric roller door, double glazed door to side, power and light connected. Space and plumbing for washing machine, space for tumble dryer, wall mounted Viessmann boiler - installed 2023 (not tested by agent).

##### IMPORTANT INFORMATION

Council Tax Band: F  
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.