Tel: 01255879020 Email: sales@paveys.co.uk Web: www.paveys.co.uk 110 Connaught Avenue Frinton-on-Sea Essex CO13 9PT















Creggan 85, Third Avenue

Frinton-On-Sea, CO13 9EF

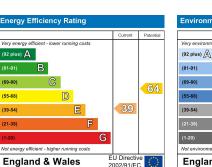
Price £895,000 Freehold





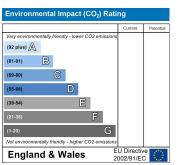
NO ONWARD CHAIN! A rare opportunity to acquire a six bedroom property in a prime location within one of Frinton-on-Sea's most sought after avenues. This is only the third time the much-loved family home has been offered for for sale in the open market. "Creggan" is set on an established plot of beautiful gardens at the top of Third Avenue and offers an impressive 2719 sq ft of accommodation over three floors which are filled with heaps of original features. The ground floor accommodation offers a welcoming entrance hall, three reception rooms, a stunning garden room and kitchen breakfast room with attached utility. On the first floor is the elegant master bedroom, three further bedrooms, two bathrooms and staircase leading to two further loft bedrooms. The property is full of character with beautiful open fireplaces, oak staircases, solid oak entrance door and oak internal doors. This wonderful family home is central to the beach and everything that Frinton-on-Sea has to offer and offers a great opportunity for the new owner to make it their own. Call Paveys to arrange your appointment to view.

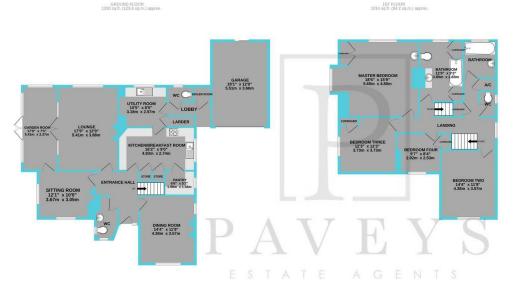




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2ND FLOOR 375 sq.ft. (34.9 sq.m.) appro.

Solid oak entrance door to front aspect, crittall window to front, wood flooring, stair flight to First Floor, radiator.

White low level WC and pedestal wash hand basin. Cirttall windows to front and side aspects, tiled flooring.

DINING ROOM 14'4 x 11'9 (4.37m x 3.58m)

Crittall windows to front and side aspects, exposed floor boards, feature red brick fireplace with surround and hearth, picture rail, radiator

SITTING ROOM 12'1 x 10' (3.68m x 3.05m)

Glazed Crittall windows to front and side aspects, fitted carpet, picture rail, feature red brick open fireplace,

LOUNGE 17'9 x 12'9 (5.41m x 3.89m) Crittall window to rear with views over the garden, crittall double doors and windows to Garden Room,

exposed floor boards, feature red brick open fireplace with surround and hearth, TV point, wall lights, radiator.

GARDEN ROOM 17'9 x 7'5 (5.41m x 2.26m) Part brick construction, glazed double doors to rear, crittall windows to rear and side aspects affording views

over the beautiful garden, exposed floor boards. **KITCHEN BREAKFAST ROOM 16'2 x 9' (4.93m x 2.74m)**

Range of oak base units with work tops over, sink unit with stainless steel sink and double drainer. Built in Neff oven, gas hob with extractor over, space for fridge freezer. Crittall window to side, exposed floor boards, part tiled walls, two built in storage cupboard, door to pantry.

PANTRY 6'6 x 5'2 (1.98m x 1.57m)

Walk in pantry with fitted shelving and lighting.

UTILITY ROOM 10'5 x 8'5 (3.18m x 2.57m)

Fitted sink unit with work tops over, inset sink, spaces and plumbing for dishwasher and washing machine. Crittall window to rear, tiled flooring, fully tiled walls, door to walk in larder, door to Lobby, radiator.

Tiled flooring, door to boiler room.

CLOAKROOM

Crittall window to rear, white low level WC, tiled flooring.

FIRST FLOOR

Crittall window to side, fitted carpet, built in airing cupboard, built in storage cupboard, stair flight to Second

MASTER BEDROOM 18'6 x 15'9 (5.64m x 4.80m)

Crittall windows to rear and side aspects with views over the garden, exposed floor boards, range of fitted bedroom furniture including bed side tables, wardrobes and over bed storage, built in wardrobe, radiator.

BEDROOM TWO 14'4 x 11'9 (4.37m x 3.58m)

Crittall window to front, fitted carpet, vanity wash hand basin, radiator.

BEDROOM THREE 12'3 x 12'3 (3.73m x 3.73m)

Crittall window to side, fitted carpet, built in cupboard, radiator.

White suite comprising low level WC, vanity unit with inset wash hand basin and bath with ornate surround, tiled splash back, mixer taps and shower attachment. Crittall window to rear with views over the garden, vinvl flooring, Extensive range of fitted cupboards and drawer units, vinyl flooring, part tiled walls, wall lights, radiator

BEDROOM FOUR 9'7 x 8'4 (2.92m x 2.54m)

Crittall window to front, fitted carpet, fitted carpet, radiator.

White pedestal wash hand basin and bath. Crittall window to rear, fitted carpet, aqua board walls,

TOTAL FLOOR AREA: 2719 sq.ft. (252.6 sq.m.) approx

CLOAKROOM

Crittall window to side, white low level WC, vinyl flooring.

SECOND FLOOR

SECOND FLOOR LANDING

Crittall window to side, fitted carpet, sliding doors to eaves storage.

BEDROOM FIVE / LOFT ROOM 16'8 x 11' (5.08m x 3.35m)

Crittall window to side, exposed floor boards.

BEDROOM SIX / LOFT ROOM 12'3 x 10'9 (3.73m x 3.28m)

Crittall window to side, exposed floor boards.

THE GARDENS

Beautiful West facing landscaped gardens surround the property with manicured lawn areas bordered by well stocked flower and shrub borders and beds, mature trees and hedgerows, gated pathway to entrance door, double gates giving access to the single garage.

GARAGE 18'1 x 12' (5.51m x 3.66m)

Single garage with concertina doors to front, crittall window to rear, pitched and tiled roof, driveway to the

DETACHED DOUBLE GARAGE

Large detached double garage with twin doors and driveway to the front.

IMPORTANT INFORMATION

Council Tax Band: G

Tenure: Freehold Energy Performance Certificate (EPC) rating: E

The property is connected to electric, gas, mains water and sewerage.

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.

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.