



The Long House 73, Third Avenue

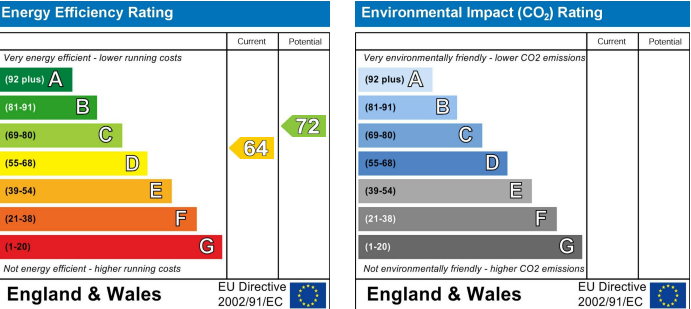
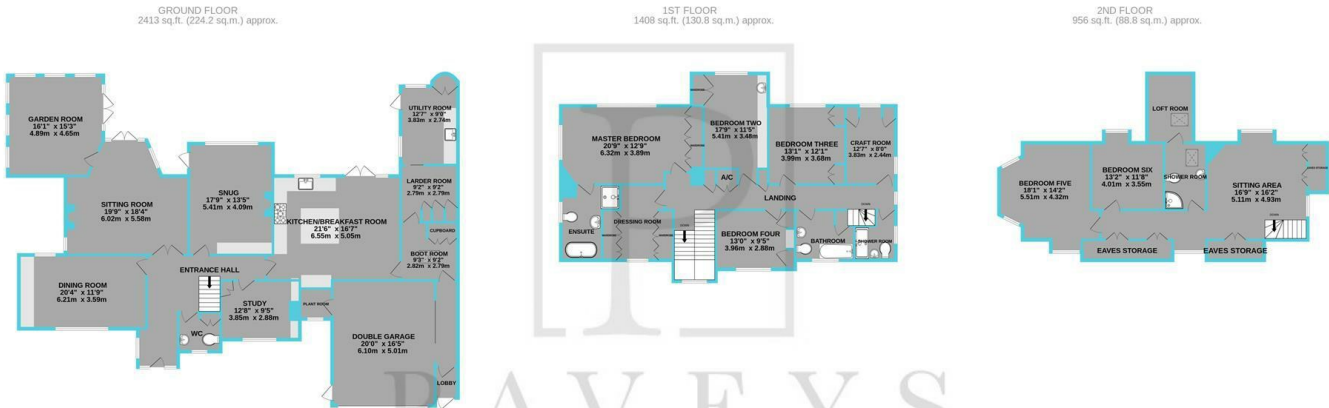
Frinton-On-Sea, CO13 9EF

Price £1,950,000 Freehold

The Long House 73, Third Avenue
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"The Long House" is a ELEGANT DETACHED FAMILY HOME positioned in "The Avenues" on a 0.75 Acre DOUBLE PLOT of beautiful gardens which extend from THIRD AVENUE to SECOND AVENUE with views over open countryside to Great Holland. The property offers a wealth of space and light with accommodation being arranged over three floors offering three reception rooms, feature garden room with 10ft ceiling, light filled kitchen breakfast room, study, boot room, larder room and utility room. On the first floor is the master bedroom suite with dressing room and shower room, four additional first floor bedrooms and two bathrooms. On the top floor is a generous sitting area and two further double bedrooms with shower room. The property is surrounded by beautiful gardens with a mature south westerly facing rear garden which backs onto open countryside with outdoor heated swimming pool. To the front of the property is the double garage and driveway. OUTLINE PLANNING was APPROVED TDC (17/01903/OUT) in 2018 for the construction of a detached dwelling fronting Second Avenue. An internal viewing is highly recommended in order to appreciate this much loved family home and its location. Call Paveys to arrange your appointment to view.



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ENTRANCE HALL
Hardwood entrance door to front aspect, double glazed windows to front and side aspects, wood flooring, oak stair case to First Floor, smooth ceiling, feature corning, radiator.

CLOAKROOM
Traditional white suite comprising high flush WC and wash hand basin with chrome stand. Double glazed window to front, amticlo flooring, chrome heated towel rail.

DINING ROOM 20'4 x 11'9 (6.20m x 3.58m)
Double glazed windows to front and rear aspects, fitted carpet, smooth ceiling, feature corning, bespoke fitted cupboards and shelving, radiator.

SITTING ROOM 19'9 x 18'4 (6.02m x 5.59m)
Double glazed double doors and full height panel windows to rear overlooking the garden, double glazed window to side, wood flooring, smooth and covered ceiling with picture rail and feature corning, wall lights, feature fireplace with inset log burner and slate hearth, recessed arched shelving with lighting, radiators with covers.

GARDEN ROOM 16'1 x 15'3 (4.90m x 4.65m)
Double glazed double doors to garden, double glazed windows to rear and side aspect affording views over the gorgeous garden, wood flooring, feature rolled barrel 10ft ceiling, radiator.

SNUG 17'9 x 13'5 (5.41m x 4.09m)
Double glazed window to rear overlooking the garden, double glazed door to garden, fitted carpet, smooth and covered ceiling, spot lights, feature fireplace with inset wood burner, wooden mantel and slate hearth, bespoke fitted cupboards and shelving unit, TV point, radiator.

STUDY 12'8 x 9'5 (3.86m x 2.87m)
Double glazed window to front, wood flooring, smooth ceiling, feature corning, recessed fitted cupboards and shelving, built in cupboard, radiator.

KITCHEN BREAKFAST ROOM 21'6 x 16'7 (6.55m x 5.05m)
Over and under counter units, display cabinets, full height cupboards, granite work tops and upstands, inset Franke undermount sink and drainer with mixer tap, matching island unit with cupboards and drawers. Integrated Neff appliances including double oven, combination grill, warming drawer, 5 ring gas hob and extractor hood. Neff American style fridge freezer (to remain), integrated Bosch dishwasher. Double glazed window and double doors to rear with views over the garden, tiled flooring, smooth ceiling, spot lights, fitted book case, door to Boot Room, radiators.

BOOT ROOM 9'3 x 9'2 (2.82m x 2.79m)
Double glazed roof light, LVT flooring, built in cupboard, panelled walls, smooth ceiling, spot lights, door to Larder Room, door to Lobby.

LARDER ROOM 9'2 x 9'2 (2.79m x 2.79m)
LVT flooring, smooth ceiling, fitted full height storage cupboards, fitted shelving, radiator.

UTILITY ROOM 12'7 x 9' (3.84m x 2.74m)
Duck egg blue Shaker style base units, granite work tops and upstands, inset white ceramic butler sink, matching a double cupboard and shelving. Double glazed windows to rear and side aspects, double glazed door to rear, LVT flooring, smooth ceiling, spot lights, radiator.

LOBBY & SIDE ENTRANCE
Hardwood door to side entrance, internal door to Lobby, sliding door to Double Garage, integral door to Boot Room.

FIRST FLOOR
FIRST FLOOR LANDING
Double glazed windows to front and side aspects, fitted carpet, smooth ceiling, feature coving, wall lights, stair flight to Second Floor, airing cupboard, two storage cupboards, radiators.

MASTER BEDROOM 20'9 x 12'9 (6.32m x 3.89m)
Double glazed windows to rear and side aspects with views over the garden and countryside, fitted carpet, smooth ceiling, feature corning, spot lights, range of fitted wardrobes, door to En Suite Bathroom, radiator.

EN SUITE TO MASTER BEDROOM
Villeroy and Boch four piece white suite comprising low level WC, pedestal wash hand basin, bath with Dornbracht taps and fully tiled shower. Double glazed window to side, tiled flooring, fully tiled walls, smooth and covered ceiling, spot lights, illuminated bathroom cabinet, chrome heated towel rail.

DRESSING ROOM
Double glazed window to front, fitted carpet, smooth and covered ceiling, spot lights, range of fitted wardrobes, radiator.

BEDROOM TWO 17'9 x 11'5 (5.41m x 3.48m)
Double glazed window to rear with views over the garden and countryside, fitted carpet, smooth and covered ceiling, range of fitted bedroom furniture including dressing table with table top wash hand basin, wall mounted mirror, recess shelving, built in wardrobe, radiator.

BEDROOM THREE 13'1 x 12'1 (3.99m x 3.68m)
Double glazed window to rear with views over the garden and countryside, fitted carpet, smooth and covered ceiling, range of fitted bedroom furniture including dressing table with inset wash hand basin and wall mounted mirror, wardrobes and over bed storage, radiator.

BEDROOM FOUR 13'0 x 9'5 (3.96m x 2.87m)
Double glazed window to front, fitted carpet, smooth and coved ceiling, two fitted cupboards, radiators.

CRAFT ROOM 12'7 x 8' (3.84m x 2.44m)
Double glazed window to rear with views over the garden and countryside, fitted carpet, smooth and coved ceiling, two built in cupboards, radiator.

FAMILY BATHROOM
Villeroy and Boch white suite comprising low level WC, pedestal wash hand basin and bath with Dornbracht taps. Double glazed window to front, tiled flooring, fully tiled walls, smooth and covered ceiling, spot lights, wall mounted mirror, chrome heated towel rail.

SHOWER ROOM
Modern white suite comprising low level WC, wall mounted wash hand basin and fully tiled walk in shower with sliding door. Double glazed window to side, tiled flooring, fully tiled walls, smooth and covered ceiling, spot lights, shaver point, chrome heated towel rail.

SECOND FLOOR
SITTING AREA 16'9 x 16'2 (5.11m x 4.93m)
Double glazed window to rear with beautiful far reaching views to Great Holland, double glazed windows to front and side aspects, fitted carpet, smooth ceiling, loft hatch, feature open fireplace with surround, doors to eaves storage, wall lights, radiator.

BEDROOM FIVE 18'1 x 14'2 (5.51m x 4.32m)
Double glazed windows to front and side aspects, fitted carpet, smooth ceiling, doors to eaves storage, radiator.

BEDROOM SIX 13'2 x 11'8 (4.01m x 3.56m)
Double glazed window to rear with beautiful far reaching views to Great Holland, fitted carpet, smooth ceiling, radiator.

SHOWER ROOM
White suite comprising low level WC, wall mounted vanity wash hand basin and corner shower cubicle. Double glazed Velux window, smooth ceiling, shaver point, door to Loft Room, radiator.

LOFT ROOM
Fully boarded with Velux style window.

DOUBLE GARAGE 20' x 16'5 (6.10m x 5.00m)
Hardwood concertina door to front aspect, pitched and tiled roof, power and light connected (not tested by Agent), exterior lighting, loft hatch leading to loft space, sliding door to Lobby, door to plant room, mega flow system and water softener.

PLANT ROOM
Double glazed window to front, wall mounted boiler (not tested by Agent).

OUTSIDE FRONT
Walled and gated garden, manicured lawns with established shrub and hedgerow borders and beds, mature trees, blocked paved driveway to the front of the Garage, exterior lighting, log store, access to Garage, gated access to rear.

THE GARDENS
The property sits a 0.75 Acre DOUBLE PLOT of beautiful gardens which extend from THIRD AVENUE to SECOND AVENUE with views over open countryside to Great Holland. The South West facing rear garden has a large paved terrace with outdoor swimming pool heated by air source heat pump and steps leading down to the manicured lawn which is bordered by a vast array of well stocked borders and beds and established trees. There are several garden structures including a summer house, greenhouse, potting shed, fruit cage, pool shed and treehouse. The front garden has a manicured lawn with retaining wall, plants and shrubs. There is off road parking to the front of the garage.

AGENTS NOTES
The property is set on a 0.75 Acre DOUBLE PLOT of gardens which extend from THIRD AVENUE to SECOND AVENUE. OUTLINE PLANNING PERMISSION (now lapsed) was APPROVED Tendring District Council (17/01903/OUT) in 2018 for the construction of a detached dwelling fronting Second Avenue.

IMPORTANT INFORMATION
Council Tax Band: G
Tenure: FREEHOLD
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage. The outdoor pool is heated by an air source heat pump.

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.