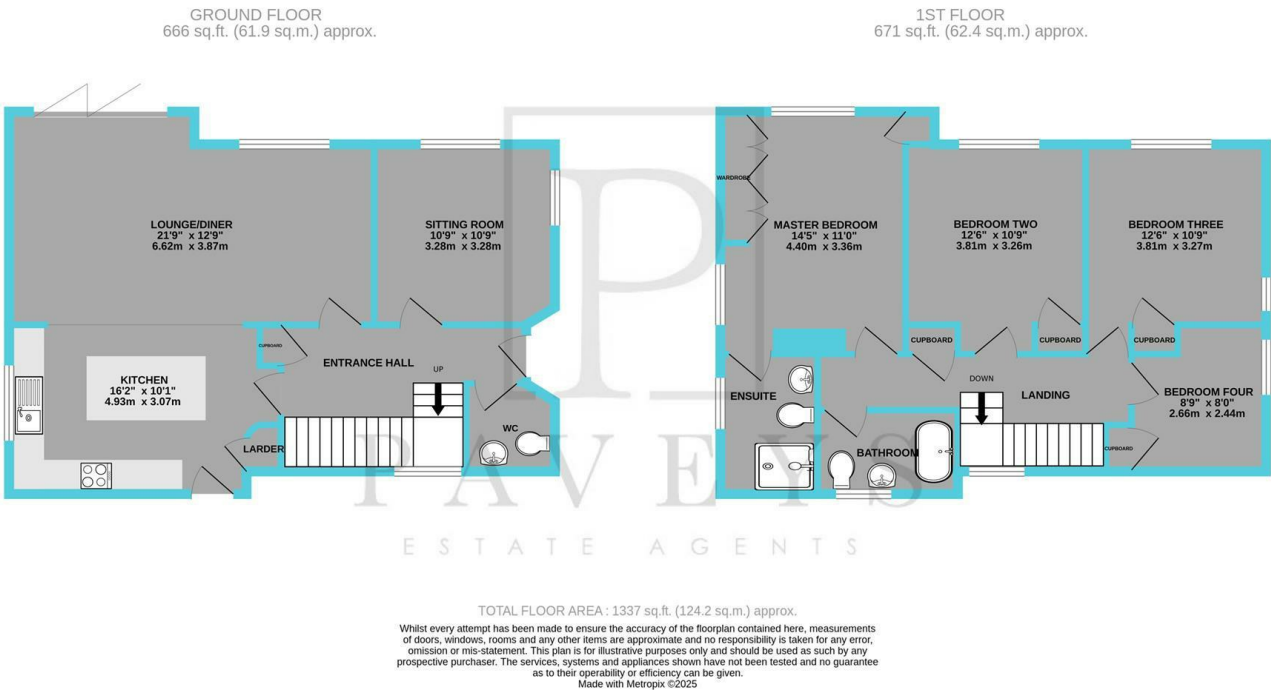


Furze Corner, 54, Third Avenue
Frinton-On-Sea, CO13 9EE

Guide price £800,000 Freehold

GUIDE PRICE £800,000-£825,000 "Furze Corner" is a STUNNING DETACHED FAMILY HOME with LANDSCAPED GARDEN positioned in the sought after "Avenues" in Frinton-on-Sea. This wonderful TURN KEY property has been thoughtfully designed and stylishly renovated from top to bottom and must be viewed to be fully appreciated. At the heart of the home is the stylish lounge diner which has bi folds doors to the West facing patio and open access to the modern kitchen with island unit and breakfast bar. Other key features include a sitting room/playroom, cloakroom, three double bedrooms including the master bedroom, smaller fourth bedroom, en suite shower room and family bathroom. Gated and walled landscaped gardens wrap around the property and are predominantly laid to lawn with Indian slate patio area, barked children's play area and gated driveway to the front of the detached garage. Frinton's glorious beach and greensward are situated at the end of the road. This immaculate property must be viewed! Call Paveys today!



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	

ENTRANCE HALL

Hardwood entrance door to front aspect, double glazed windows to side, parquet flooring, smooth ceiling, oak and glass staircase to first floor, built in cupboard, traditional radiator.

CLOAKROOM

Modern white suite comprising low level WC and wall mounted wash hand basin. Double glazed window to rear, tiled flooring, smooth ceiling, space and plumbing for washing machine, heated towel rail.

LOUNGE DINER 21'9 x 12'9 (6.63m x 3.89m)

Double glazed bi fold doors to front, double glazed windows to front and side aspects, solid wood block flooring, smooth ceiling, spot lights, traditional radiator.

KITCHEN 16'2 x 12'9 (4.93m x 3.89m)

Modern over and under counter units, Quartz work top and upstands, inset undermount sink with pull down tap, matching island unit & breakfast bar. Range of AEG appliances including double oven, 4 ring hob induction hob with extractor over, integrated wine fridge, microwave and dishwasher. Double glazed window to side, stable door to rear garden, solid wood block flooring, smooth ceiling, spot lights, door to larder with double glazed window to rear.

SITTING ROOM 10'9 x 10'9 (3.28m x 3.28m)

Double glazed windows to front and side aspects, fitted carpet, smooth ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, built in cupboard, oak and glass balustrade, traditional radiator.

MASTER BEDROOM 14'5 x 11' (4.39m x 3.35m)

Double glazed windows to front and side aspects, fitted carpet, smooth ceiling, fitted double wardrobes, built in cupboard, door to En Suite, traditional radiator.

EN SUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin with counter top sink and double shower cubicle with rainwater shower head. Double glazed window to side, tiled flooring, part tiled walls, wall mounted illuminated mirror, chrome heated towel rail.

BEDROOM TWO 12'6 x 10'9 (3.81m x 3.28m)

Double glazed window to front, fitted carpet, smooth ceiling, built in wardrobe, traditional radiator.

BEDROOM THREE 12'6 x 10'9 (3.81m x 3.28m)

Double glazed window to front and side aspects, fitted carpet, smooth ceiling, built in wardrobe, traditional radiator.

BEDROOM FOUR 8'9 x 8' (2.67m x 2.44m)

Double glazed window to side, fitted carpet, smooth ceiling, built in cupboard, traditional radiator.

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and feature freestanding bath with mixer tap and shower attachment over. Double glazed window to rear, tiled flooring, part tiled walls, smooth ceiling, chrome heated towel rail.

BOILER HOUSE

Accessed via external double doors to Boiler House housing Ideal Logic combination boiler (not tested by Agent).

THE GARDEN

The property sits on a generous garden which is predominantly laid to lawn with laurel borders, walled and gated, retaining panel fencing, block paved driveway to the front of the garage, barked children's play area, vegetable plot, Indian slate pathway and West facing patio area, exterior lighting, outside tap.

DETACHED GARAGE 16'7 x 10'1 (5.05m x 3.07m)

Up and over door, pitched and tiled roof, power and light connected (not tested by Agent), exterior lighting.

IMPORTANT INFORMATION

Council Tax Band: G
Tenure: Freehold
Energy Performance Certificate (EPC) rating: To Be Confirmed
The property is connected to electric, gas, mains water and sewerage.