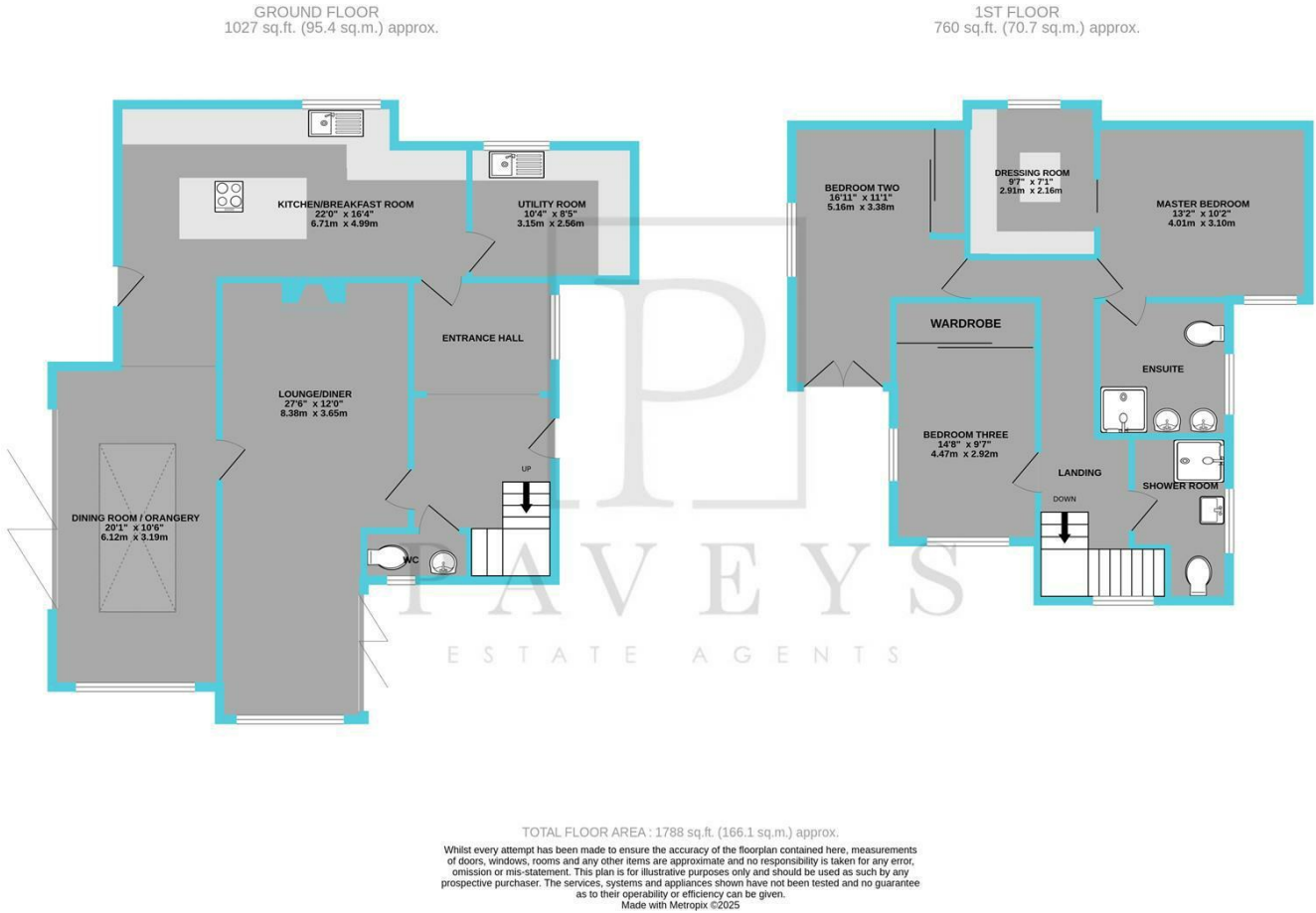


38, Third Avenue
Frinton-On-Sea, CO13 9EE

Guide price £900,000 Freehold


~~~~~GUIDE PRICE £900,000-£925,000~~~~~

An opportunity to purchase this CHARMING DETACHED HOUSE situated in the sought after 'Avenues' and a short walk from Frinton's famous greensward and beach. 'Burwell Rise' is a bright and spacious period property in an elevated position with a beautiful West facing aspect set in beautifully tendered gardens. Conveniently positioned within easy reach of the shops and restaurants in Connaught Avenue as well as rail services, golf, tennis, bowls and cricket clubs. The ground floor accommodation comprises of a 27' lounge/diner, orangery/sitting room with bi fold doors to the garden, modern kitchen/breakfast room with attached utility room and cloakroom. On the first floor there is a large master bedroom suite with bespoke dressing room and modern en-suite shower room, two further double bedrooms and shower room. The house is set on a plot of 135' x 60' with a large front garden with attractive copse and established planting which shields the property from the road. A block paved driveway leads to the detached garage. An internal viewing is highly recommended in order to appreciate the accommodation on offer.



| Energy Efficiency Rating                    |  |  | Environmental Impact (CO <sub>2</sub> ) Rating                  |  |  |
|---------------------------------------------|--|--|-----------------------------------------------------------------|--|--|
| Very energy efficient - lower running costs |  |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |  |
| (92 plus) A                                 |  |  | (92 plus) A                                                     |  |  |
| (81-91) B                                   |  |  | (81-91) B                                                       |  |  |
| (69-80) C                                   |  |  | (69-80) C                                                       |  |  |
| (55-68) D                                   |  |  | (55-68) D                                                       |  |  |
| (39-54) E                                   |  |  | (39-54) E                                                       |  |  |
| (21-38) F                                   |  |  | (21-38) F                                                       |  |  |
| (1-20) G                                    |  |  | (1-20) G                                                        |  |  |
| Not energy efficient - higher running costs |  |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |  |
| England & Wales                             |  |  | England & Wales                                                 |  |  |
| EU Directive 2002/91/EC                     |  |  | EU Directive 2002/91/EC                                         |  |  |

ENTRANCE HALL 15'1 x 9' (4.60m x 2.74m)

Half glazed door to spacious Entrance Hall, double glazed window to side, LVT flooring, stair flight to First Floor, radiator

CLOAKROOM

White suite comprising low level WC and wall mounted wash hand basin. Double glazed window to front, LVT flooring.

LOUNGE / DINER 27'6 x 12' (8.38m x 3.66m)

Double glazed window to front, double glazed bi fold doors to side, fitted carpet, feature brick built fireplace with inset log burner, wood surround and brick hearth.

ORANGERY / SITTING ROOM 20'1 x 10'6 (6.12m x 3.20m)

Double glazed bi fold doors to side, large double glazed roof lantern, double glazed window to front, LVT flooring, smooth ceiling, air conditioning unit, fitted blinds, open access to Kitchen Breakfast Room.

KITCHEN BREAKFAST ROOM 22' x 16'4 (6.71m x 4.98m)

Range of modern under counter units with worktops over, inset franke sink with drainer and mixer tap. Large central island unit with inset Neff induction hob with rise-up extractor, breakfast bar. Bank of full height cupboards with integrated twin Neff ovens, warming drawer and full height integrated fridge, Fisher & Paykel dishwasher. Double glazed window to rear, LVT flooring, smooth ceiling, tall radiator, door to Utility Room.

UTILITY ROOM 10'4 x 8'5 (3.15m x 2.57m)

High gloss matching over and under counter units, work tops, inset stainless steel sink and drainer. Space and plumbing for washing machine, space for tumble dryer. Double glazed window to rear, full height freezer, LVT flooring, fully tiled walls, chrome heated towel rail.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to front, fitted carpet, two loft accesses with pull down ladders, radiator.

MASTER BEDROOM 13'2 x 10'2 (4.01m x 3.10m)

Double glazed window to front, fitted carpet, fitted bedroom furniture with dressing table and illuminated mirror, door to En-Suite and Dressing Room, radiator.

EN SUITE SHOWER ROOM

Modern White suite comprising low level WC, his and hers sinks with wall mounted illuminated mirrors, walk in double shower. Double glazed window to side, fully tiled walls, LVT flooring, smooth ceiling, extractor fan, chrome heated towel rail.

DRESSING ROOM 9'7 x 7'1 (2.92m x 2.16m)

Double glazed Velux style window to rear, fitted carpet, range of bespoke fitted open wardrobes with drawers, radiator.

BEDROOM TWO 16'11 x 11'1 (5.16m x 3.38m)

Double glazed window to side, double glazed French doors to Juliet balcony, fitted carpet, built in fitted wardrobe with sliding doors, smooth ceiling, radiator.

BEDROOM THREE 14'8 x 9'7 (4.47m x 2.92m)

Double glazed windows to front and side aspects, fitted carpet, built in fitted wardrobe with sliding doors, smooth ceiling, radiator.

SHOWER ROOM

Modern White suite comprising low level WC, vanity wash hand basin, walk in double shower. Double glazed window to rear, LVT flooring, fully tiled walls, chrome heated towel rail.

THE GARDENS

The property is set on a generous plot of beautifully landscaped gardens with a large front garden which is secluded from the road by established planting. The immaculate lawn is bordered by a vast array of flowers, shrubs and trees. To the right of the property is a copse and a vegetable garden to the rear of the garage with 5 raised beds, along with access to the garage, summer house with power and garden shed. There are two private patio areas to the side of the property and steps leading up to a further patio area overlooking the garden.

GARAGE

Electric garage door, courtesy door to garden, power and light connected.

IMPORTANT INFORMATION

Council Tax Band: F  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: C  
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.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.