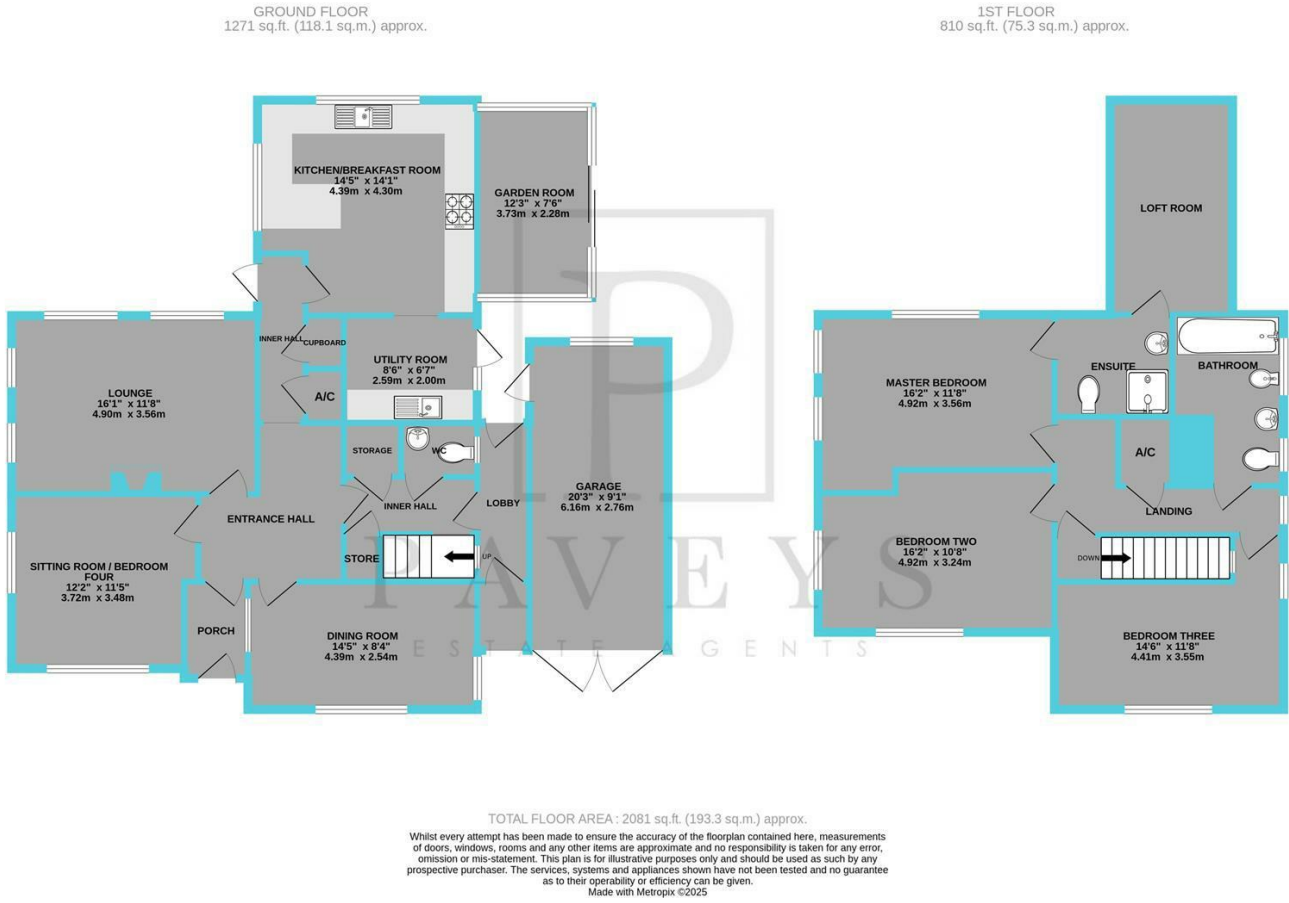




Roundwood 3, Ashlyns Road
Frinton-On-Sea, CO13 9ET

Offers in excess of £850,000 Freehold

"Roundwood" is a UNIQUE SPACIOUS FOUR DOUBLE BEDROOM DETACHED HOUSE set on an approx THIRD OF AN ACRE PLOT of established South facing gardens. This London Stock Brick house was constructed in 1981 and is situated in sought after Ashlyns Road in Frinton-on-Sea which is a short distance from Frinton's Cricket Club and countryside walks to Great Holland. The accommodation comprises of three reception rooms, large kitchen/breakfast room, cloakroom, utility room, three double bedrooms, en-suite to master bedroom, bathroom, garage and off road parking. The property is a short walk from the seafront and shops, cafes and restaurants in Connaught Avenue and from Frinton Railway Station with services to Colchester and London Liverpool Street. The property falls within catchment for popular local schools including Frinton Primary School and Tendring Technology College with its attached Sixth Form College. An internal viewing is highly recommended in order to appreciate the accommodation on offer.



ENTRANCE PORCH
Wooden entrance door with glazed window to front aspect, glazed window to side, fitted carpet, coved and textured ceiling, radiator.

ENTRANCE HALL 10'5 x 9'6 (3.18m x 2.90m)
Glazed entrance door, fitted carpet, radiator.

LOUNGE 16'1 x 11'8 (4.90m x 3.56m)
Double glazed windows to rear and side aspects, fitted carpet, coved and textured ceiling, feature London Stock Brick fireplace with electric log burner (Available via separate negotiation), two radiators.

DINING ROOM 14'5 x 8'4 (4.39m x 2.54m)
Double glazed box bay window to front, double glazed window to side, fitted carpet, smooth and coved ceiling, radiator.

SITTING ROOM/BEDROOM FOUR 12'2 x 11'5 (3.71m x 3.48m)
Double glazed box bay window to front, double glazed window to side, fitted carpet, smooth and coved ceiling, radiator.

INNER HALL 11'1 x 3'2 (3.38m x 0.97m)
Wooden stable door to rear aspect, fitted carpet, coved and textured ceiling, built in airing cupboard housing radiator, cloaks cupboard, door to Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM 14'5 x 14'1 (4.39m x 4.29m)
Extensive range of cream high gloss over and under counter units, wood effect roll edge work surfaces with upstands, inset stainless steel 1 and 1/2 bowl sink and double drainer. Siemens built in oven and ceramic hob, fitted extractor hood, further built in oven and grill, hot drawer, integrated Siemens dishwasher, integrated fridge, breakfast bar. Two double glazed windows to rear with views over the garden, vinyl flooring, smooth and coved ceiling, spot lights, tiled splash back, built in larder cupboard, radiator. Archway to Utility Room.

UTILITY ROOM 8'6 x 6'7 (2.59m x 2.01m)
Cream high gloss units, wood effect roll edge work surfaces with matching upstands, inset stainless steel single bowl sink and drainer. Space and plumbing for washing machine, spaces for fridge/freezer and tumble dryer. Double glazed door and window to side, vinyl flooring, radiator.

SECOND INNER HALL 8'7 x 3'5 (2.62m x 1.04m)
Fitted carpet, textured ceiling, under stairs storage cupboard, airing cupboard housing wall mounted boiler, stair flight to First Floor, window to side, wooden door to side.

CLOAKROOM 5' x 3' (1.52m x 0.91m)
White suite comprising low level WC and vanity wash hand basin. Glazed window to side, laminate flooring, textured ceiling, half tiled walls.

LANDING
Double glazed window to side, fitted carpet, coved and textured ceiling, loft access with further potential for further accomadation STTP, airing cupboard.

MASTER BEDROOM 16'1 x 11'8 narrowing to 10'10 (4.90m x 3.56m narrowing to 3.30m)
Double glazed windows to rear and side aspects, fitted carpet, coved and textured ceiling, radiator. Door to En-Suite.

EN-SUITE TO MASTER BEDROOM 6'8 x 6'2 (2.03m x 1.88m)
White suite comprising low level WC, pedestal wash hand basin and enclosed shower cubicle. Laminate tile effect floor, part tiled walls, smooth and coved celing, extractor fan. Door to Loft Room.

BEDROOM TWO 16'2 x 10'8 (4.93m x 3.25m)
Double glazed windows to front and side aspects, fitted carpet, textured ceiling, radiator.

BEDROOM THREE 14'6 x 11'8 narrowing to 8'4 (4.42m x 3.56m narrowing to 2.54m)
Double glazed windows to front and side aspects, fitted carpet, textured ceiling, radiator.

BATHROOM 10'5 x 6'9 (3.18m x 2.06m)
Modern four piece white suite comprising low level WC, bidet, wash hand basin and bath with shower attachment and shower over. Two double glazed windows to side, laminate tiled floor, part tiled walls, smooth ceiling, spot lights, chrome heated towel rail.

LOFT ROOM 14' x 8' approx (4.27m x 2.44m approx)
Full height room with potential to convert into further living accommodation (STPP), boarded, power and light connected (not tested).

OUTSIDE FRONT
Lawn area screened by mature hedgerows, flower and shrub borders, trees, paved driveway leading to garage, gated access to rear.

OUTSIDE REAR
An approximate third of an acre plot of established South facing and well maintained gardens, laid to lawn with mature trees, flower and shrub borders and beds, two paved patio areas, pergola, cedar wood shed (12' x 8'). Wooden double gates to the rear of the garden with access to Third Avenue with a dropped kerb with further potential STPP, Double glazed Garden Room with poly carb roof, power and light connected (not tested).

GARAGE
Double doors to front aspect, power and light connected (not tested),

IMPORTANT INFORMATION
Council Tax Band: F
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
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 there solicitor or surveyor. Note: the floorplans 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
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