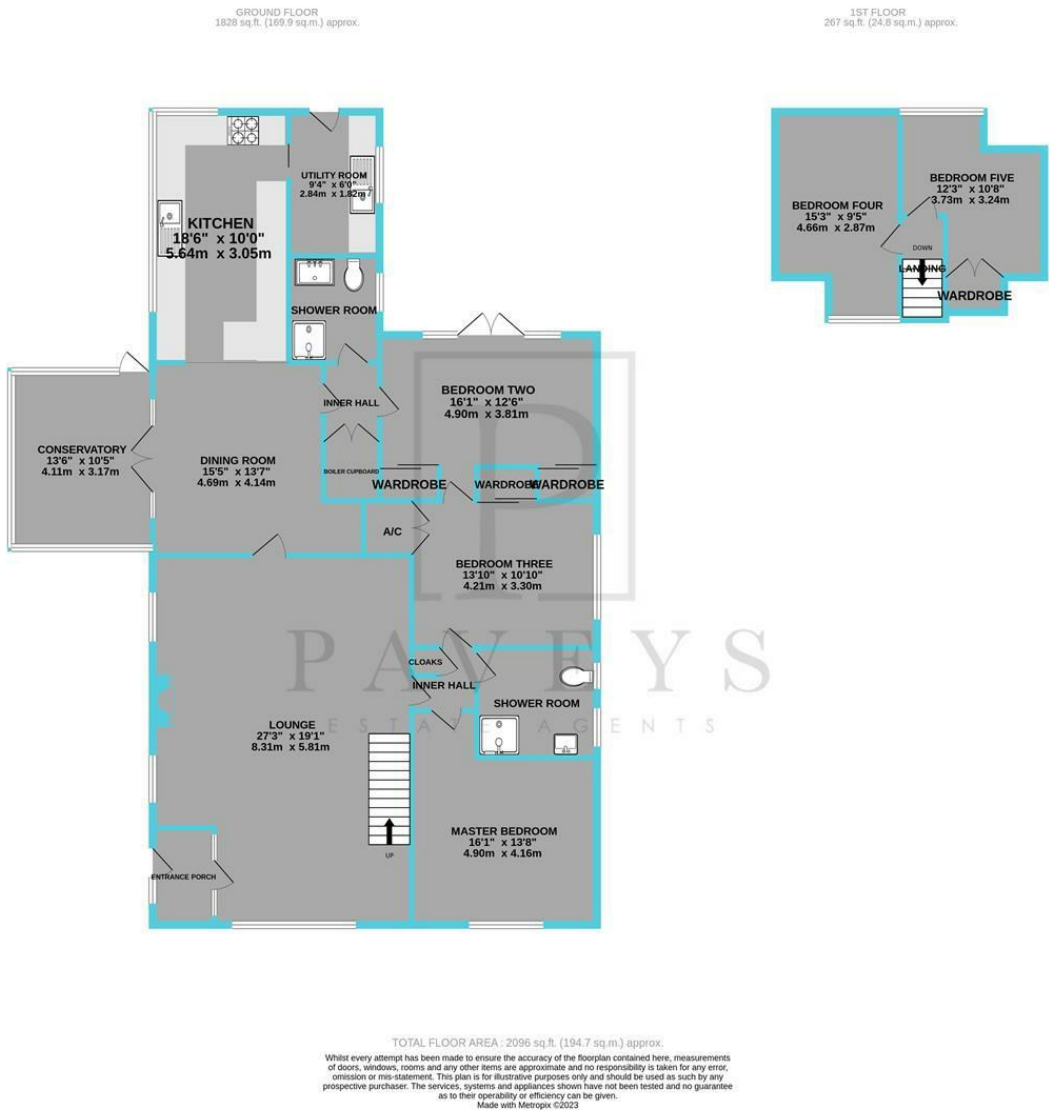


55, Hadleigh Road
Frinton-On-Sea, CO13 9HW

Price £600,000 Freehold

LOTS OF LIVING ACCOMMODATION!!!! Paveys Estate Agents have the pleasure in offering this Five bedroom detached CHALET BUNGALOW situated on a large corner plot located 'Inside the Gates'. The property benefits from 27ft Lounge, large open plan KITCHEN FAMILY ROOM with modern kitchen, conservatory, beautifully kept front and rear gardens and detached garage with off street parking for numerous vehicles. The property is ideally situated within walking distance to Connaught Avenue and its vast array of shops, restaurants cafes and boutiques, as well as being with walking distance to the seafront and Frinton's mainline station which has direct links through to London Liverpool Street. In the valuers opinion an early viewing is highly recommended to appreciate the size, order and location of this sought after property.



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 PORCH 7'3 x 3'6 (2.21m x 1.07m)
Double glazed front door with stain glass window, full height double glazed glass panel with stained glass, laminate flooring, glazed door to

LOUNGE 27'3 x 19'1 (8.31m x 5.82m)
Three double glazed windows to front and side, feature York stone surround and chimney breast, stair flight to first floor, fitted carpet, two radiators.

DINING ROOM 15'5 x 13'7 narrowing to 12 (4.70m x 4.14m narrowing to 3.66m)
Smooth and coved ceiling, open access to kitchen, two double glazed full height panels either side of double glazed french doors, karndeian flooring, two radiators.

CONSERVATORY 13'6 x 10'5 (4.11m x 3.18m)
Brick built construction, double glazed windows to rear and side, double glazed door to rear, double glazed roof, laminate flooring.

KITCHEN 18'6 x 10 (5.64m x 3.05m)
Double glazed windows to side and rear, range over matching over and under counter cream high gloss units, wood effect work surface, large pan draws, single sink drainer with double bowls, Siemens four ring induction hob, built in Siemens oven and grill and microwave, space for fridge/freezer, tiled splash backs, breakfast bar, karndeian flooring.

UTILITY ROOM 9'4 x 6 (2.84m x 1.83m)
Double glazed window to side, double glazed door to rear, roll edged work surface with inset stainless steel sink and drainer, plumbing for washing machine and dishwasher, quarry tiled floor, radiator.

INNER HALL
Door from Lounge, cloaks cupboard, door leading to master bedroom and bathroom, fitted carpet.

MASTER BEDROOM 16'1 narrowing to 12'6 x 13'8 (4.90m narrowing to 3.81m x 4.17m)
Double glazed window to front, smooth and coved ceiling, fitted carpet, radiator.

SHOWER ROOM 8'8 x 7'4 (2.64m x 2.24m)
Two double glazed windows to side, modern white suite comprising of low level W/C, vanity wash hand basin, walk in double shower with power shower, smooth ceiling, three quarter tiled walls, vinyl floor, radiator.

BEDROOM TWO 16 x 12'4 narrowing to 9'9 (4.88m x 3.76m narrowing to 2.97m)
Two double glazed windows to rear, double glazed french doors to rear, two built in double wardrobes, smooth and coved ceiling, fitted carpet, radiator.

BEDROOM THREE 13'10 x 10'10 (4.22m x 3.30m)
Double glazed window to side, smooth ceiling, built in double wardrobes, large built in airing cupboard, fitted carpet, radiator.

SECOND INNER HALL
Double cupboard housing (Glowworm) combi gas boiler (NOT TESTED BY AGENT), access through to dining room and shower room, karndeian flooring.

SHOWER ROOM
Double glazed window to side, morden white suite comprising of low level W/C built in vanity wash hand basin, fully fitted shower cubicle with Triton power shower, smooth ceiling, fitted cupboards, fully tiled walls, chrome heated towel rail, vinyl floor.

FIRST FLOOR LANDING
Fitted carpet, doors to bedroom four and five.

BEDROOM FOUR 15'3 x 9'5 (4.65m x 2.87m)
Double glazed window to front, access to loft, fitted carpet, radiator.

BEDROOM FIVE 12'3 x 10'8 (3.73m x 3.25m)
Double glazed window to rear, built in double cupboard, access to loft and large eve storage, fitted carpet, radiator.

AGENTS NOTES
The property has a new Glow Worm boiler (installed in November 2022).

OUTSIDE FRONT

The property is situated on a large corner plot which is retained by a dwarf brick wall to front and is mostly laid to lawn, with flower shrub borders, brick block paved pathway leading to entrance door, gated access to rear.

SIDE GARDEN

The side garden is a west facing orientation and is mostly laid to lawn with flower shrub boarders, large patio area, trellis with planters growing, outside tap.

SIDE COURTYARD

Is predominately brick block paved with graveled borders.

REAR GARDEN

Double gated access from St Marys Road, flower shrub borders, mostly brick block paved providing off street parking for numerous vehicles leading to

LARGE DETACHED GARAGE 18'7 x 12'5

Newly brick built construction, double glazed courtesy door to side, up and over door, power and light connected.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: E
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.