

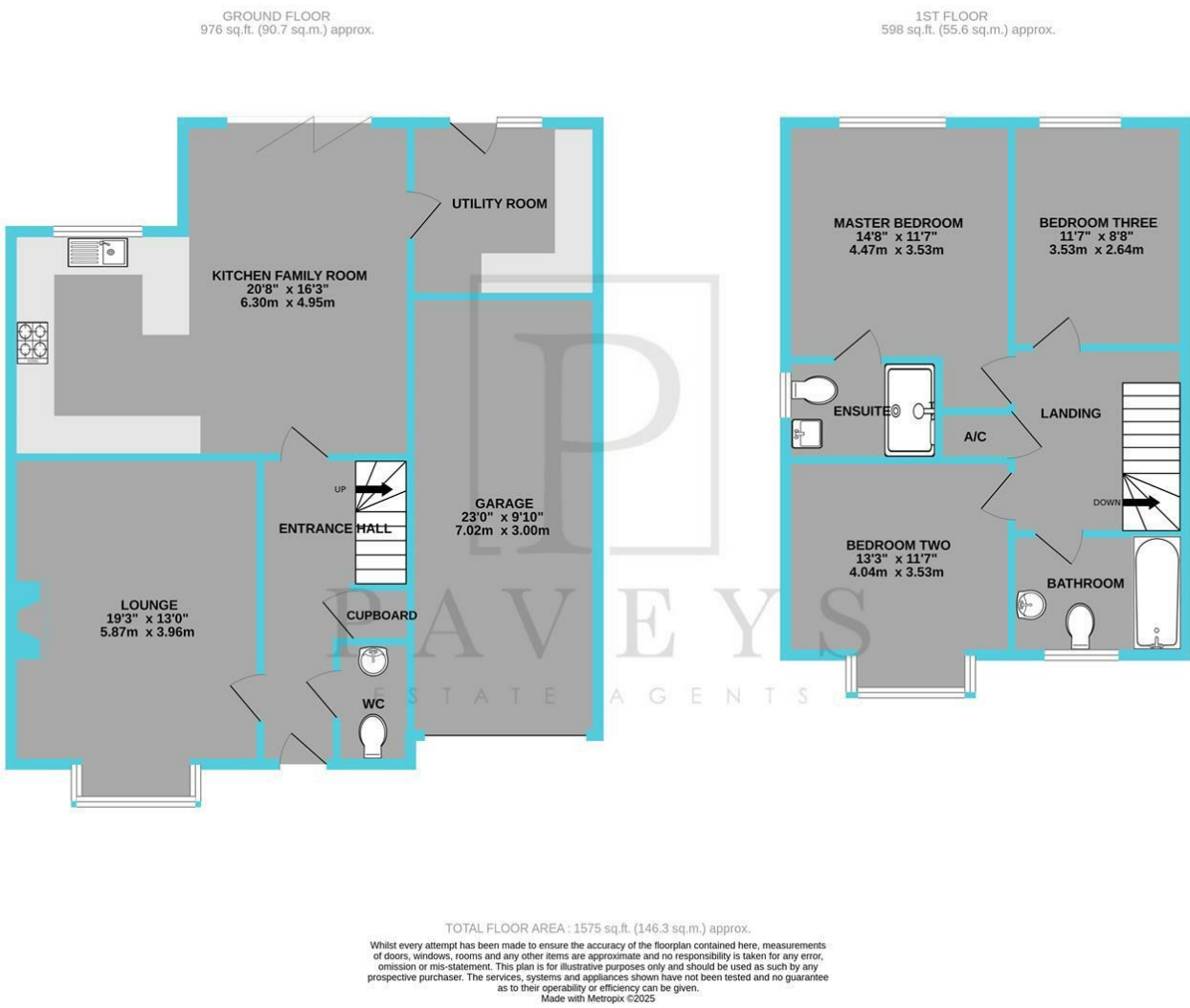


54, Greenway

Frinton-On-Sea, CO13 9AJ

Guide price £600,000 Freehold

GUIDE PRICE £600,000-£625,000 A rare opportunity to purchase this PRIME LOCATION DETACHED FAMILY HOME positioned a stones throw from the Frinton Gates & Frinton Railway Station with services to Central London. The property was built to a very high specification by local developers in 2021 and offers open plan modern living along with a remaining New Build Warranty. At the heart of the home is the kitchen family room with high end kitchen, Neff appliances, attached utility room, wood flooring and bi fold doors to the pretty garden. Other key features include a formal lounge, master bedroom with ensuite shower room, two further bedrooms and family bathroom. Outside is the private rear garden with summer house, garage garage with EV charge point and driveway. The property is immaculate inside and out and is ready to move into! Greenway is situated within walking distance to all amenities including the beautiful beach, local schools and the bars and restaurants in Connaught Avenue. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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

Composite entrance door to front aspect, wood flooring, smooth and coved ceiling, stair flight to First Floor, under stairs storage cupboard, radiator.

CLOAKROOM

Modern white suite comprising low level WC and vanity wash hand basin. Wood flooring, smooth ceiling, fully tiled walls, extractor fan, radiator.

LOUNGE 19'3 x 13' (5.87m x 3.96m)

Double glazed box bay window to front, fitted carpet, feature fireplace with surround and hearth, smooth and coved ceiling, wall lights, TV point, radiator.

KITCHEN FAMILY ROOM 20'8 x 16'3 (6.30m x 4.95m)

Extensive range of modern high gloss over and under counter units, matching full height cabinets. Quartz work tops and upstands, breakfast bar, inset stainless steel under mount sink with pull down tap. Built in eye level twin Neff ovens, Neff five ring induction hob with extractor over, integrated fridge freezer, integrated dishwasher. Double glazed window to rear overlooking the garden, double glazed bi fold doors to rear, wood flooring, smooth and coved ceiling, spot lights, under unit lighting, door to Utility Room, radiator.

UTILITY ROOM

Modern high gloss over and under counter units, matching full height cabinet housing wall mounted boiler (not tested by Agent). Quartz work tops and upstands, inset stainless steel sink and drainer. space and plumbing for washing machine, space for tumble dryer. Double glazed door and window to rear, wood flooring, smooth and coved ceiling, spot lights, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, smooth and coved ceiling, built in airing cupboard,

MASTER BEDROOM 14'8 x 11'7 (4.47m x 3.53m)

Double glazed window to rear, fitted carpet, smooth and coved ceiling, door to EnSuite Shower Room, radiator.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and walk in double shower with glass screen and rainfall shower. Double glazed window to side, tiled flooring, fully tiled walls, smooth ceiling, extractor fan, chrome heated towel rail.

BEDROOM TWO 13'3 x 11'7 (4.04m x 3.53m)

Double glazed box bay window to front, fitted carpet, smooth and coved ceiling, radiator.

BEDROOM THREE 11'7 x 8'8 (3.53m x 2.64m)

Double glazed window to rear, fitted carpet, smooth and coved ceiling, radiator.

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to front, tiled flooring, fully tiled walls, smooth and coved ceiling, spot lights, extractor fan, chrome heated towel rail.

OUTSIDE FRONT

Block paved driveway to the front of the garage, retaining fencing, access to Garage, exterior lighting, gated access to rear.

OUTSIDE REAR

A pretty, very private rear garden, patio area with electric awning, lawn area bordered by flower and shrub borders, retaining panel fencing, exterior socket, outside tap, exterior lighting, timber summer house, access to front via side gate.

GARAGE 23' x 9'10 (7.01m x 3.00m)

Electric up and over door, fitted EV charge point, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

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

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.

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.