



14E Wittonwood Road  
Frinton-On-Sea, CO13 9LB

£389,995





## 14E Wittonwood Road

, Frinton-On-Sea, CO13 9LB

Situated within the sought-after 'Frinton Crossing' area, this modern three-bedroom detached family home, built in 2015, offers an excellent combination of style, space, and convenience.

The ground floor features a welcoming lounge, a bright and airy kitchen/diner, a separate utility room, and a cloakroom for added practicality. Upstairs, there are three well-proportioned bedrooms, including a master with en-suite, along with a family bathroom.

Occupying a desirable corner plot, the property benefits from an attached garage with loft storage, a brick boundary wall for privacy, and a generous rear garden.

The location is ideal, being just a short distance from Frinton train station, providing easy access to London and surrounding areas. The beautiful Frinton beach is within walking distance, perfect for seaside strolls, while Connaught Avenue, with its boutique shops, cafés, and restaurants, offers a vibrant local hub.

Early viewing is highly recommended to appreciate everything this well-located home has to offer.

### Entrance Hall

### Lounge

12'11" x 12'0" (3.96 x 3.66)

### Kitchen/Diner

18'0" x 9'1" (5.49 x 2.79)



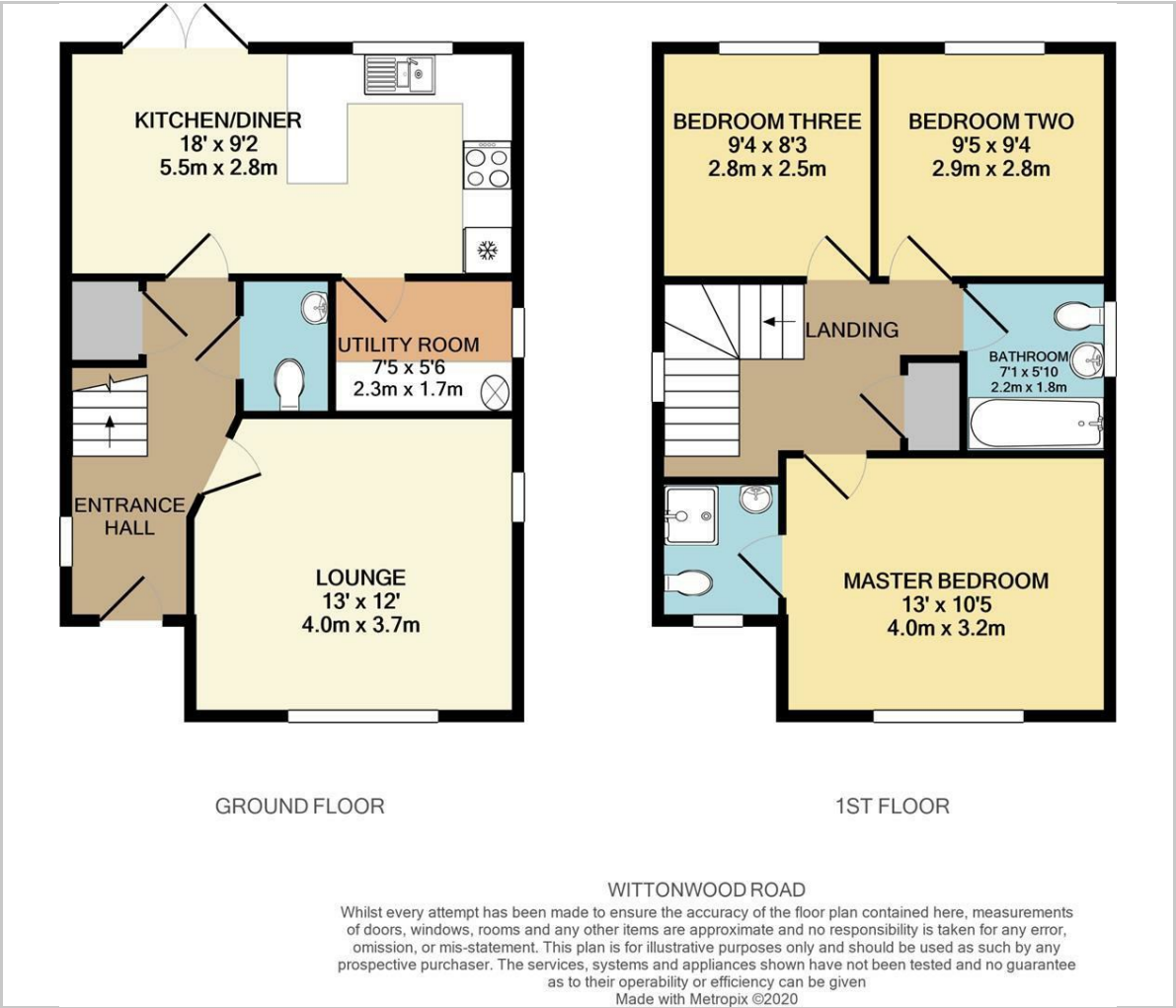




- Utility Room**  
7'4" x 5'6" (2.26 x 1.68)
- Cloakroom**
- Landing**
- Master Bedroom**  
12'11" x 10'5" (3.96 x 3.18)
- En-suite**
- Bedroom Two**  
9'4" x 9'3" (2.87 x 2.84)
- Bedroom Three**  
9'3" x 8'2" (2.84 x 2.51)
- Family Bathroom**
- Gardens**
- Garage**



Floor Plan



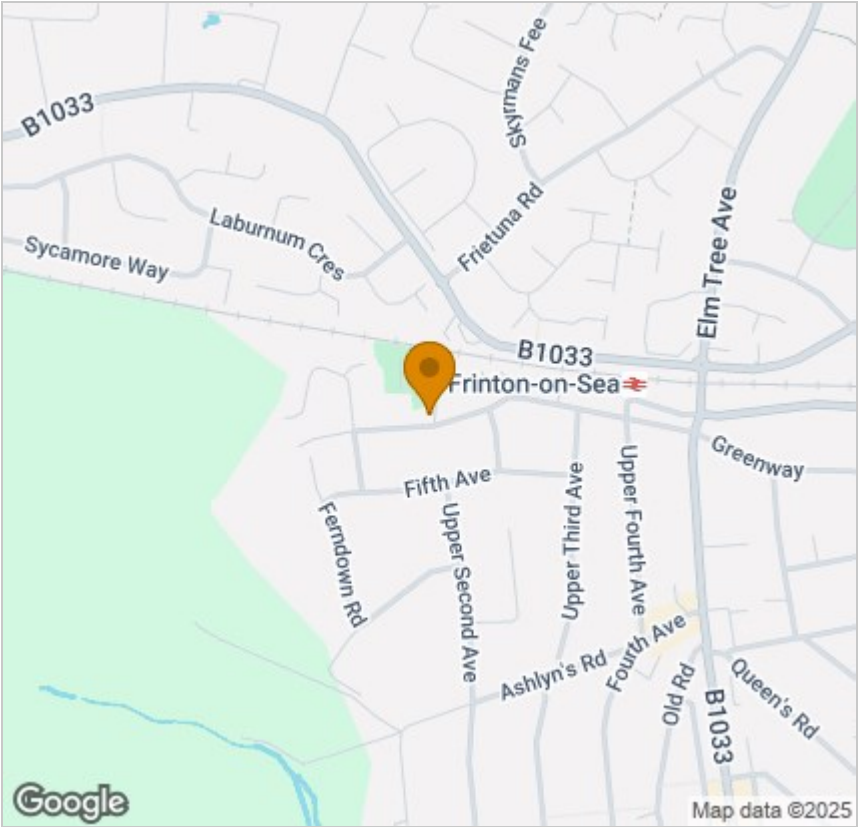
Viewing

Please contact our Red Rock Estate Agents Office on 01255 235 255 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Oak Business Park, Red Rock House Wix Road, Clacton-On-Sea, Essex, CO16 0AT  
Tel: 01255 235 255 Email: info@rrea.co.uk www.rrea.co.uk

Area Map



Energy Efficiency Graph

