



## 1 Chapelfields, Frinton-On-Sea, CO13 0RD

**£425,000**

Well proportioned, practical and totally move in ready are just a few ways to describe this spacious detached family home.

The ground floor presents accommodation that is perfectly placed for everyday family life, with a generous lounge and superb kitchen/diner this home ticks all the boxes. The first floor provides four/five bedrooms all of which are well served by a modern family bathroom, the fifth bedroom could easily be converted into a second bathroom or en suite. The integral garage doubles as a working utility room whilst also having planning permission for conversion to create another internal room and with an electric garage door.

Currently this home functions as a five bedroom house however, if the potential purchaser only requires four bedrooms the fifth could be converted into an en suite or second bathroom. The current owners originally had plans to do this.

Externally is where this home really comes in to its own. The rear garden is a wonderful outside space that is well enclosed and ideal for the children to let off some steam. To the front you will find ample off-road parking for multiple vehicles and the home can be found nestled in a quite cul-de-sac.

The home is perfectly positioned just a short stroll from local primary and secondary schools, whilst Frinton-on-Sea's mainline train station is also within easy reach. Frinton's glorious beaches, shopping precinct and

## **Accommodation**

Living room 21'5 x 12'4

Kitchen area 18' x 7'8

Dining room 17'4 x 7'8

Ground Floor W/C

Master One 12'9 x 12'6

Bedroom Two 12'6 x 8'6

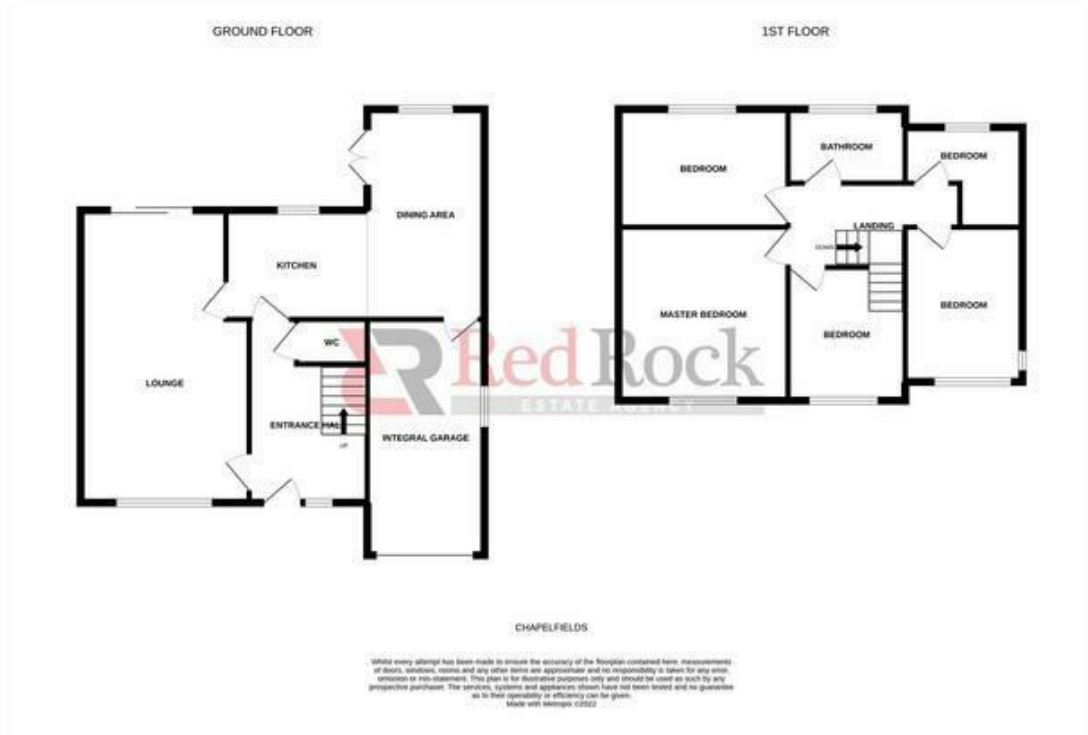
Bedroom Three 9'8 x 9'

Bedroom Four 10'11 x 7'9

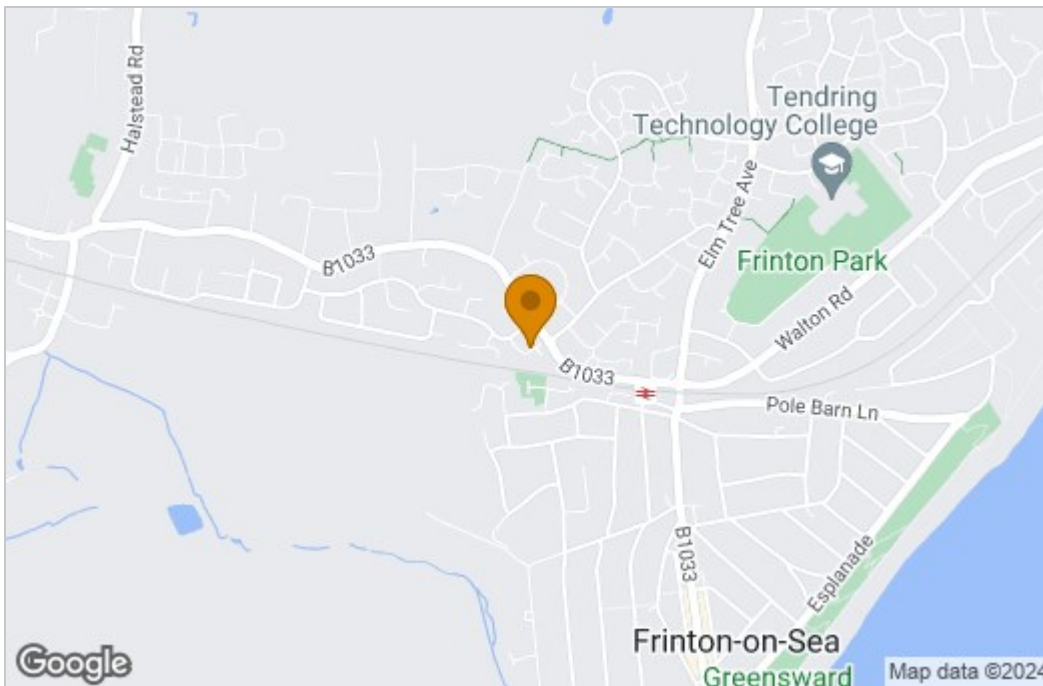
Bedroom Five

Family Bathroom 8'9 x 5'8

# Floor Plan



# Area Map



# Energy Efficiency Graph

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

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