

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
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Sheen's
The Action Agents



Stafford Close Frinton-On-Sea, CO13 0PL

Situated on the ever popular 'Frietuna' Development and having been modernised throughout by the current owners, Sheen's Estate Agents have the pleasure in offering for sale this STUNNING THREE DOUBLE BEDROOM DETACHED FAMILY HOME. The property benefits from potential to extend S.T.P.P. above the garage, modern kitchen/diner and is positioned on a substantial CORNER PLOT. The property is located within half a mile of Frinton's seafront, mainline railway station and shopping amenities in Connaught Avenue. It is in the valuer's opinion that an internal viewing is highly recommended to fully appreciate the accommodation on offer.

- **Three Double Bedrooms**
- **25'2" Modern Kitchen/Diner**
- **Utility Room**
- **Ground Floor Cloakroom**
- **Potential to Extend Above Garage S.T.P.P.**
- **Garage & Off Road Parking**
- **Close to Frinton Gates**
- **Corner Plot Position**
- **Modernised Throughout**
- **EPC Rating D**



Price £475,000 Freehold

Accommodation comprises with approximate room sizes:-

Newly installed composite door leading to:

Entrance Hall

Starflight to first floor. Under stairs storage cupboard. Solid wood flooring. Radiator. Doors to:



Cloakroom

Low level WC. Vanity wash hand basin with storage drawer under. Fully tiled walls. Tiled flooring. Under stairs storage cupboard. Radiator. Obscured sealed unit double glazed window to rear.



Lounge

21' x 11'7"

Inset log burner. Wall lights. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed windows to rear. Sealed unit double glazed door leading to rear garden.



Kitchen/Diner

25'2" x 9'8"

Fitted with a range of matching high gloss fronted units. Granite work surfaces. Inset one a half butler sink and granite drainer. Inset four-ring 'Smeg' electric hob with double ovens under. Fitted extractor hood. Further selection of matching high gloss units both at eye and floor level. Integrated dishwasher. Integrated fridge/freezer. Built in wine cooler. Under cupboard lightning. Corner high gloss units. Granite splashback. Tiled flooring. Spotlights. Two full length radiators. Sealed unit double glazed windows to front and rear aspect. Door to:



Utility Room

8'7" x 6'1"

Further selection of high gloss fronted units with enclosed boiler providing heating and hot water throughout. Granite work surfaces. Inset stainless bowl sink and drainer unit. Plumbing for washing machine. Granite splashback. Tiled flooring. Private access door to garage with power and light connected. Spotlights. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed door leading to rear garden.



Landing

Built in airing cupboard housing hot water cylinder. Loft access.
Radiator. Sealed unit double glazed window to rear. Doors to:



Master Bedroom

13'5" x 12'6"

Built in and fitted wardrobes. Radiator. Sealed unit double glazed window to front.



Bedroom Two

13'5" x 11'7"

Built in wardrobes. Laminate flooring. Radiator. Sealed unit double glazed window to side and front.



Bedroom Three

10" x 8'6"

Laminate flooring. Radiator. Sealed unit double glazed window to rear.



Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with storage cupboard under. Double length shower cubicle with wall mounted shower attachment and fitted shower screen. Further high gloss storage with marble work surface. Fully tiled walls. Mosaic tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with shingle and an array of shrubs and hedges. Summer house to remain. Two sheds to remain. Access to front via side gate. Enclosed by panelled fencing and brick wall.



Outside - Front

Corner plot position with potential to extend above garage. Block paved driveway leading to garage with electric roller door. Remainder laid to lawn. Newly fitted composite cladding.



Outside - Side

Beds stocked with an array of bushes. Remainder laid to lawn.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

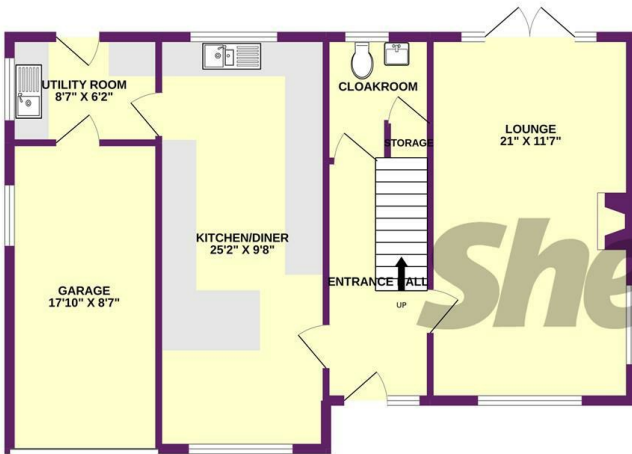
Non-Standard Property Features To Note: None

JD/08.23

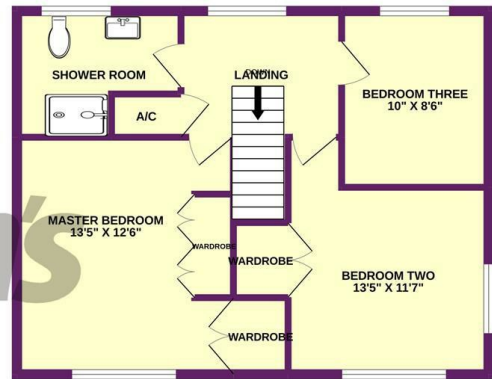
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Selling properties... not promises

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