

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



Avocet Close Frinton-On-Sea, CO13 0UX

Nestled in a quiet cul-de-sac on the sought after 'Frietuna' development is this STUNNING THREE BEDROOM DETACHED BUNGALOW. Having undergone a truly tasteful renovation by the current owners this uniquely presented property boasts a well proportioned welcoming entrance hall with double doors leading to an open plan lounge/kitchen/diner spanning from front to back, a modern fitted separate cloakroom and bathroom and a easily maintainable garden leading to a detached garage. Conveniently located one mile from Frinton's seafront, shopping amenities in Connaught Avenue and mainline railway station with links to London Liverpool Street, an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Modernised & Tastefully Decorated Throughout
- Lounge/Kitchen/Diner with Log Burner
- Modern Fitted Cloakroom & Bathroom
- Low Maintenance Front & Rear Gardens
- Detached Garage & Off Street Parking
- Quiet Cul-De-Sac Position
- Sought After 'Frietuna' Development
- Close To Amenities
- EPC Rating - D / Council Tax Band - E



Price £380,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed composite entrance door leading to:

Entrance Hall

Built in airing cupboard. Oak flooring. Radiator. 'French' style door leading to lounge/dining/kitchen. Doors to:



Bedroom One

13' x 12'5"

Built in double length wardrobes. Oak flooring. Radiator. Sealed unit double glazed window to rear.



Bedroom Two

13' x 7'9"

Oak flooring. Radiator. Sealed unit double window to rear.



Bedroom Three

9'9" x 8'9"

Built in double wardrobe. Oak flooring. Radiator. Sealed unit double glazed window to front.



Bathroom

Modern fitted with a white suite comprising of low level W/C. Vanity wash hand basin with storage drawers under. Panelled bath with integrated shower controls and 'rainfall' shower. Fitted glass shower screen. Fitted extractor fan. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to front.



Cloakroom

Modern fitted with a white suite comprising of low level W/C. Vanity wash hand basin with storage drawers under. Part tiled walls. Heated towel rail. Obscured sealed unit double glazed window to front.



Lounge/Dining/Kitchen



Lounge Area

17'2" x 13'7"

Fireplace with inset log burner. Oak flooring. Two radiators. Two sealed unit double glazed windows to side. Open plan to dining area. Open plan to:



Kitchen

11'2" x 8'9"

Fitted with a range of modern country style fronted units. Wood square edge work surfaces. Inset ceramic one and half bowl sink drainer unit with mixer tap. Space for 'Rangemaster' style cooker with fitted extractor fan above. Further selection of matching units at both eye and floor level. Integrated dishwasher. Integrated washing machine. Integrated microwave. Part tiled walls. Oak flooring. Sealed unit double glazed window to front.



Dining Area

13'5" x 9'

Oak flooring. Radiator. Sealed unit double glazed windows to both sides. Sealed unit double glazed 'French' style doors with matching windows leading to:



Outside - Rear

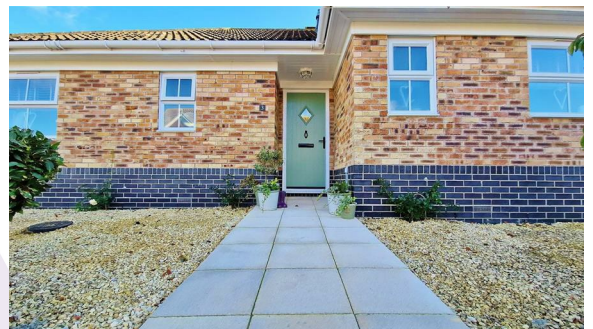
32' x 55'

Well presented and easily maintained. Part patio seating areas. Part laid to lawn. Borders shingled with array of flowers and shrubs. Wooden storage shed. Outside tap. Private access door to garage. Access to front via both sides.



Outside - Front

Low maintenance with majority shingled. Array of small trees. Further shingled area providing off street parking leading to detached garage with up and over door.



Detached Garage

17'5" x 8'1"

Power and lighting connected.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

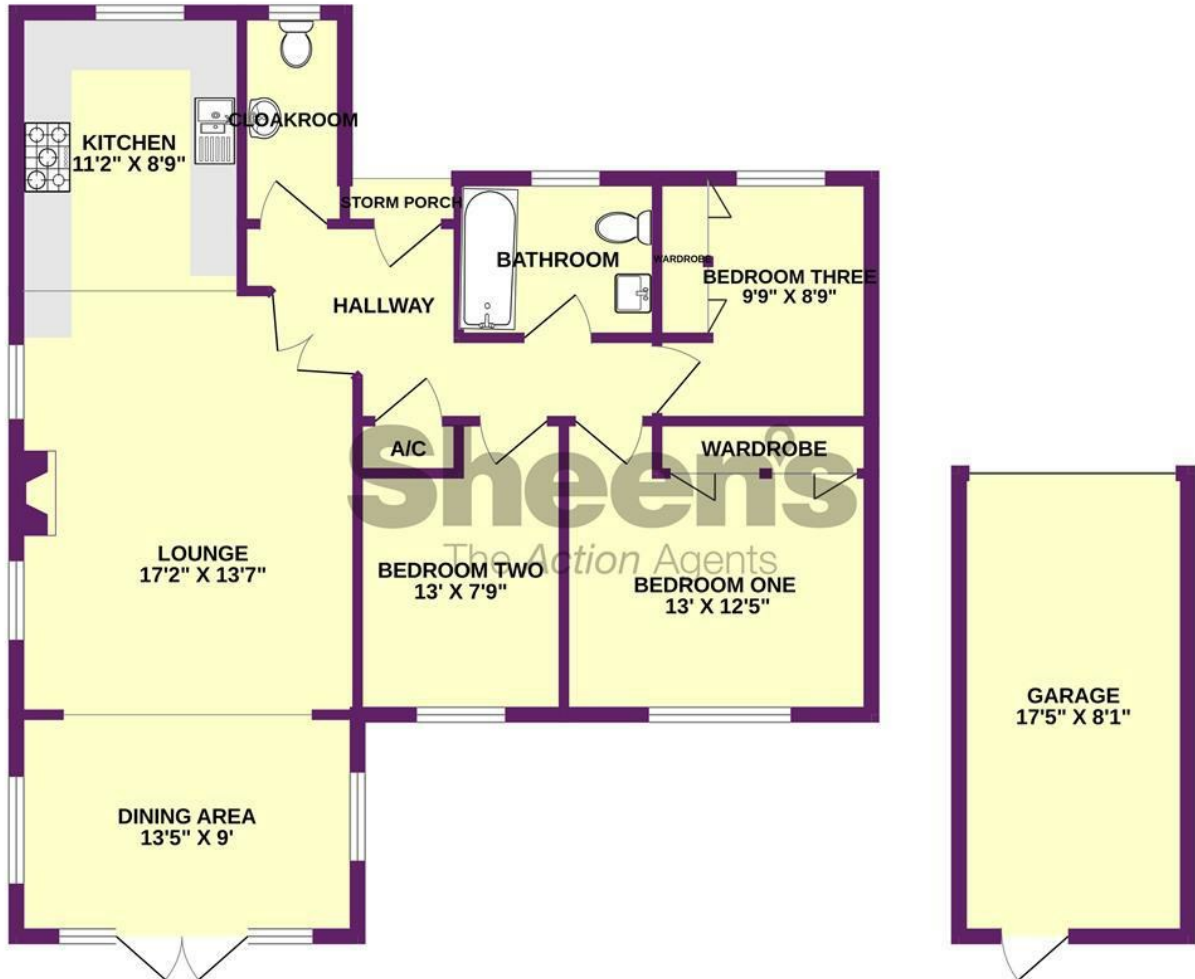
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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

GROUND FLOOR



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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