



Third Avenue Frinton-On-Sea, CO13 9EF

Situated in 'The Avenues' in one of the most sought after roads inside Frinton's prestigious 'Gates', Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented, EXTENDED, FOUR DOUBLE BEDROOM DETACHED HOUSE. The property benefits from being within close proximity of the Golf course, Cricket ground, Tennis club, shopping amenities in Connaught Avenue, Seafront and the mainline railway station with links to London Liverpool Street. Boasting a light and airy feel, en-suite to master bedroom, modern kitchen/diner/garden room, a large secluded rear garden offering distant farmland views. It is in the valuer's opinion an internal inspection is highly recommended to full appreciate the accommodation on offer.

- Four Double Bedrooms
- En-Suite to Master Bedroom
- Study/Bedroom Five & Utility Room
- Stunning Garden Room Extension
- Summer House & Workshop
- Distant Farmland Views
- Secluded Landscaped Rear Garden
- Garage & Off Road Parking
- Avenues Location
- Council Tax Band - E / EPC Rating - E



Price £925,000 Freehold

Accommodation comprises with approximate room sizes:-

Composite entrance door leading to:-

Porch

Oak engineered wood flooring. Spotlights. Radiator. Door to:-

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Oak engineered wood flooring. Spotlights. Radiator. Open access to study/bedroom 5. Door to:-



Cloakroom

Low level w/c. Vanity wash hand basin with mixer tap and storage cupboard under. Part tiled walls. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail.



Study / Bedroom 5

12'1" into bay x 11'11"

Fitted shelving incorporating low level cupboard. Oak engineered wood flooring. Spotlights. Radiator. Sealed unit double glazed bay window to front with fitted shutters.



Lounge

15'2" into bay x 11'11"

Log burner. Oak engineered wood flooring. Spotlights. Radiator. Sealed unit double glazed bay window to front with fitted shutters.



Dining Room

13'10" x 11'11"

Oak engineered wood flooring. Fitted low level cupboard. Spotlights. Radiator. Sealed unit double glazed windows to side and rear aspects with fitted shutters. Sealed unit double glazed door leading to rear garden. Open access to:-



Kitchen

14'9" x 10'3"

Fitted with a range of matching high gloss fronted units. Quartz worksurfaces. Inset stainless steel bowl. Inset five ring Neff induction hob with Neff extractor hood above. Built in eye level double Neff electric ovens. Built in eye level Neff microwave. Fitted Neff wine cooler. Further selection of matching units at both eye and floor level. Space for American style fridge/freezer. Quartz splashbacks. Part tiled walls. Stone effect tiled flooring with underfloor heating. Spotlights. Open access to:-



Alternate Kitchen View



Sun Room

11'8" x 7'8"

Stone effect tiled flooring. Wall lights. Wall mounted combination air conditioning/heating unit. Two double glazed windows overlooking rear garden. Double glazed Velux window. Double glazed Bi-Folding doors to side leading to garden. Obscured sealed unit double glazed door to side leading to:-



Utility Room

9'1" x 7'8"

Fitted with a range of matching high gloss fronted units at both eye and floor level. Laminate hard edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Plumbing for washing machine and space for tumble dryer. Laminate splashback. Tiled flooring. Extractor fan. Spotlights. Loft access. Radiator.



Landing

15'5" x 6'4"

Loft access. Radiator. Sealed unit double glazed window to front with fitted shutters. Door to:-



Master Bedroom

17'10" max x 9'11"

Spotlights. Radiator. Sealed unit double glazed windows to front and rear aspects with fitted shutters. Door to:-



En-Suite

Suite comprises low level w/c. Vanity wash hand basin with mixer tap and high gloss storage cupboards under. Fitted shower cubicle with waterfall and separate shower attachments. Part tiled walls. Tiled flooring. Extractor fan. Spotlights. Heated towel rail. Obscured sealed unit double glazed window to rear.



Bedroom 2

14'1" x 12"

Fitted wardrobes. Built in eaves cupboards with further storage. Spotlights. Radiator. Sealed unit double glazed window to front with fitted shutters.



Bedroom 3

13'10" x 12'1"

Fitted wardrobes. Built in eaves cupboards with further storage. Spotlights. Radiator. Sealed unit double glazed window to rear with fitted shutters overlooking farmland.



Bedroom 4

10'5" x 10'4"

Fitted wardrobes. Fitted drawers. Built in eaves cupboards with further storage. Spotlights. Radiator. Sealed unit double glazed window to front with fitted shutters.



Bathroom

10'7" x 8"

Four piece modern suite comprises low level w/c. Vanity wash hand basin with mixer tap and high gloss storage cupboards under. Enclosed tiled bath. Enclosed shower cubicle with waterfall and separate shower attachments. Part tiled walls. Tiled flooring. Spotlights. Heated towel rail. Double glazed Velux window to side. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part raised patio area. Steps down leading to pathway which leads to outside garden room. Remainder laid to lawn. Raised beds stocked with array of shrubs, trees and bushes. Summer House to remain. Log store to remain. Outside lights. Outside socket. Outside tap. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.



Alternate Outside Rear View



Summer House/Workshop

29'10" max x 10'3"

Oak engineered wood flooring. Fitted bar with integral shelving. Built in workshop area. Fitted combination air conditioning/heating unit. Power and lighting connected. Spotlights. Three sealed unit double glazed windows to front. Sealed unit double glazed French style doors.



Boiler Room

6'10" x 4'7"

Wall mounted boiler providing heat and hot water throughout. Hot water cylinder. Radiator.

Outside - Front

Block paved driveway leading to garage with up and over door housing further storage. Remainder laid to lawn. Raised beds stocked with shrubs and bushes.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

JD/03.24

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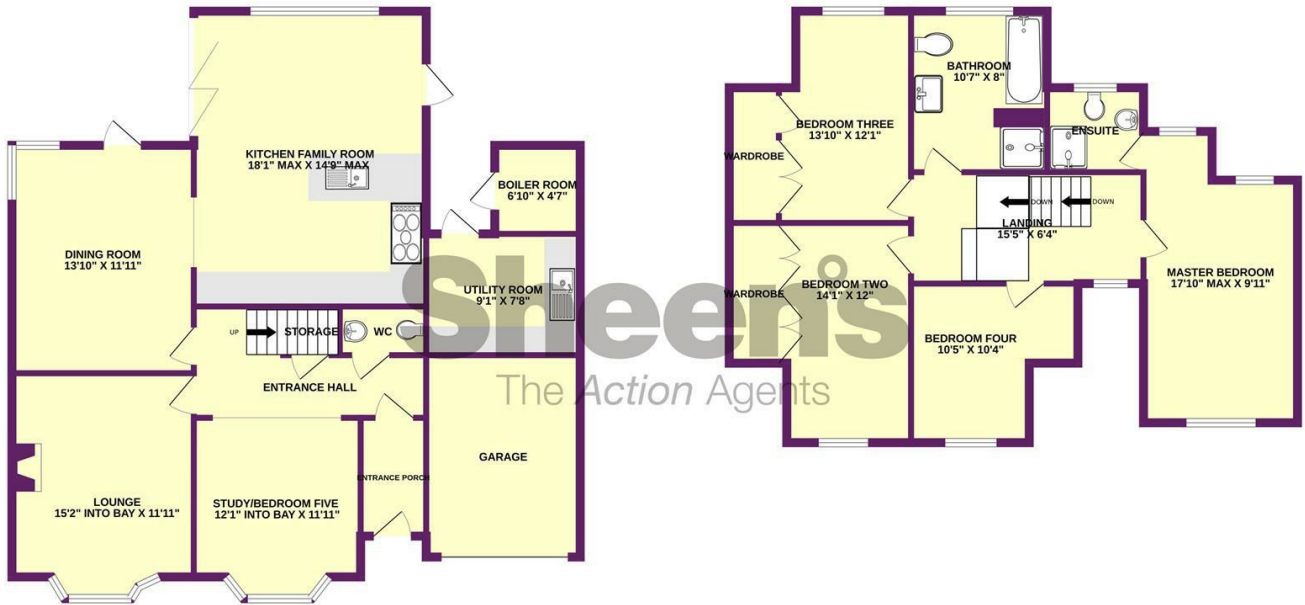
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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