



## Fourth Avenue Frinton-On-Sea, CO13 9DY

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 THREE/FOUR DOUBLE BEDROOM DETACHED CHALET. The property is filled with character offering a stunning kitchen, utility room, en-suite to master bedroom and a secluded West Facing garden. The property is 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. It is in the valuer's opinion an internal inspection is highly recommended to full appreciate the accommodation on offer.

- Three/Four Bedrooms
- En-Suite to Master Bedroom
- Three Reception Rooms
- Secluded Spacious Rear Garden
- Ground Floor Cloakroom
- Utility Room
- Garage & Off Road Parking
- Avenues Location
- Council Tax Band - F
- EPC Rating - D



**Price £710,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Wooden flooring. Radiator. Door leading to garage with power/light connected and housing boiler providing heating and hot water throughout. Wall lights. Obscured sealed unit double glazed windows to front. Door to:



## Lounge

17'11" x 13'4"

Feature fire surround. Two radiators. Sealed unit double glazed bay window to front with fitted seating housing storage space under.



## Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed bath with separate shower attachment. Part tiled walls. Tiled flooring. Fitted extractor fan. Radiator. Obscured window to rear.



## Study/Bedroom Four

13'5" x 13'2"

Fitted storage cupboard. Laminate flooring. Radiator. Windows to rear. Double doors leading to:



### Conservatory

16" x 8'9"

Vinyl flooring. Wall lights. Sealed unit double glazed windows to rear aspect. Door to utility room.



### Dining Room

15'4" x 13'5"

Wooden flooring. Wall lights. Breakfast bar area. Two radiators. Sealed unit double glazed window to side. Door to:



### Kitchen

14" x 8'8"

Modern kitchen fitted with a range of matching fronted units. Quartz work surfaces. Inset stainless bowl sink and quartz drainer. Inset electric induction hob. Built in double eye level Bosch electric ovens. Further selection of matching units both at eye and floor level. Integrated dishwasher. Integrated wine cooler. Water softener. Under cupboard and plinth lighting. Quartz splashback. Vinyl flooring. Loft access. Sealed unit double glazed window to side. Sealed unit double glazed sliding patio door leading to rear garden. Open access to:





## Utility Room

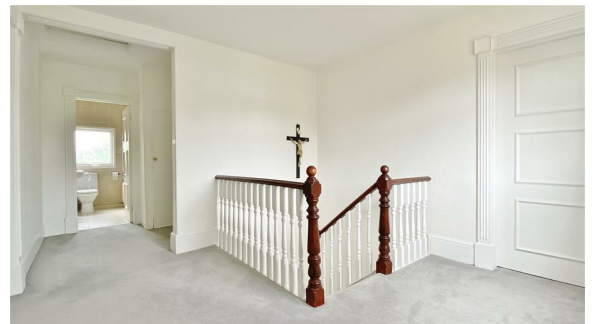
8'2" x 6'1"

Fitted quartz work surface with cupboard under. Plumbing for washing machine and space for tumble dryer. Quartz splashback. Vinyl flooring. Space for fridge/freezer. Door to conservatory. Sealed unit double glazed window to rear.



## Landing

Built in airing cupboard. Radiator. Sealed unit double glazed window to front. Doors to:



### Master Bedroom

15'10" x 12'8"

Two large built in wardrobes of which one is housing hot water cylinder. Eaves storage cupboard. Radiator. Sealed unit double glazed windows to side and rear aspect. Door to:



### En-Suite

White suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed shower cubicle with wall mounted shower attachment and rainfall shower head. Fully tiled walls. Vinyl flooring. Extractor fan. Spotlights. Wall mounted heated towel rail.



### Bedroom Two

13'7" x 11'3"

Pedestal wash hand basin. Tiled splashback. Eaves storage cupboard. Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

9'10" x 9'9"

Built in wardrobes. Wash hand basin with tiled splashback. Radiator. Sealed unit double glazed window to side.



### Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window rear.



### Outside - Rear

Beautifully landscaped West facing garden partly laid to paving. Remainder laid to lawn. Beds stocked with soil stocked with an array of flowers, trees, shrubs and bushes. Shed to remain. Outside tap. Outside lights. Access to front via side gate. Enclosed by panelled fencing.





### Alternate Outside Rear View



### Outside -Front

In and out block paved driveway providing off street parking for several vehicles leading to garage with electric up and over door. Landscaped beds stocked with trees and shrubs. Outside light. Enclosed by shrubs and brick wall.





### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: F

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:

### JD/06.24

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

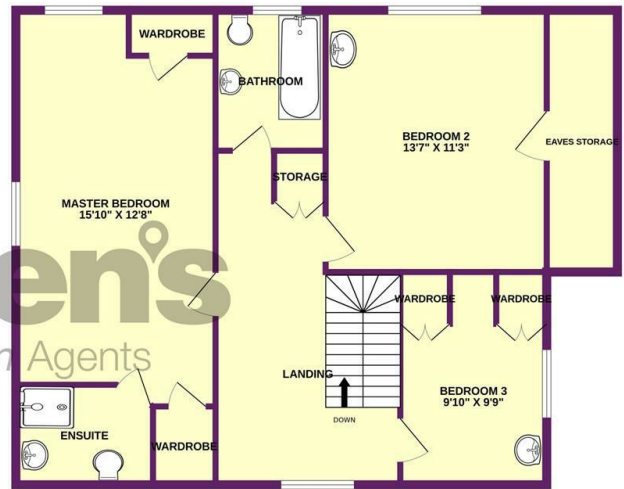
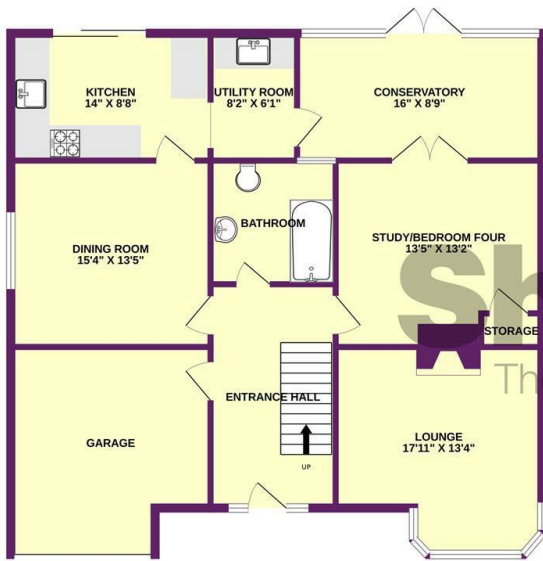
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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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