



## Turpins Lane Frinton-On-Sea, CO13 0PB

Nestled in the charming, private, tree lined road on the outskirts of the 'Gates' of Frinton-On-Sea, this unique DETACHED CHARACTER HOUSE is a true gem waiting to be discovered. 'Orchard House' is boasting four bedrooms, three bathrooms and offers ample space for a growing family or those who love to entertain. As you step inside, you'll be greeted by a large entrance hall and two reception rooms that have been tastefully modernised while still retaining their character features, creating a warm and inviting atmosphere throughout. The large front and rear gardens provide the perfect setting for outdoor gatherings or simply enjoying a peaceful moment in nature. One of the standout features of this property is the HEATED SWIMMING POOL, which can be enjoyed all year round thanks to the energy efficient air source heat pump. Imagine taking a refreshing dip on a hot summer's day or unwinding with a swim under the stars. Additionally, the pool house adds another layer of luxury to this already impressive property. With an open plan lounge, dining, and kitchen space, as well as a convenient shower room, this space is perfect for hosting guests or simply relaxing in style. Don't miss out on the opportunity to make this stunning detached house your new home. Embrace the tranquility of Frinton-On-Sea and the luxury of your own private oasis.

- **Four Double Bedrooms**
- **Immaculately Presented Character Property**
- **Bespoke, High End Finish Throughout**
- **Large En-Suite To Master Bedroom**
- **Heated Swimming Pool Via Air Source Heat Pump**
- **31' Stunning Pool House With Lounge/Kitchen/Dining Room & Shower Room**
- **Much Desired South/West Facing Rear Garden**
- **Private Tree Lined Road Close To Seafront**
- **Ample Off Street Parking For Several Vehicles**
- **EPC Rating D / Council Tax Band E**



**Price £925,000 Freehold**



Accommodation comprises with approximate room sizes:-

Hardwood entrance door with full length obscured glazed panel leading to:-

### Entrance Porch

Luxury vinyl tiled antico flooring, Victorian style radiator. Hardwood door leading to:-

### Hallway

Built in storage cupboard with over head storage. Stair flight to first floor with under stairs storage cupboard. Luxury vinyl tiled antico flooring, Victorian style radiator. Door to:-



### Lounge

19'5" x 14'

Ornamental fire surround with brushed chrome surround, marble hearth and inset gas fire. Fitted TV plinth with storage under and shelving above. Two Victorian style radiators. Sealed unit double glazed Georgian style bay window to front. Sealed unit double glazed Georgian style window to side. Sealed unit double glazed French style doors giving access to:-



## Conservatory

12'2" x 9'4"

Pitched polycarbonate roof. Radiator. Two wall lights. Sealed unit double glazed windows to rear and side aspects. Sealed unit double glazed French style doors giving access to rear.



## Kitchen/Diner

23'1" x 11'5"

Modern bespoke fitted units. Quartz ogee edged worksurfaces with upstands. Inset ceramic butler style sink with drainer and mixer tap offering chilled filtered, sparkling and boiling water. Inset five ring Neff induction hob with Neff extractor hood above. Further selection of matching units at both eye and floor level. Two built in eye level Neff slide and hide ovens, one with Neff hot plate. Glass display cupboards. Integrated full length fridge, freezer and dishwasher. Luxury vinyl tiled Amtico flooring. Sealed unit double glazed Georgian style window to rear.





## Dining Area

Victorian mosaic tiled flooring. Victorian style radiator. Sealed unit double glazed Georgian style patio doors giving access to rear. Doors to pantry with Luxury vinyl tiled antico flooring and fitted shelving. Fully tiled walls. Sealed unit double glazed Georgian style window to side.



## Utility Room

12' x 7'3"

Bespoke matching modern fronted units. Quartz bevelled edge worksurfaces with upstands. Inset butler style sink with mixer tap. Plumbing for washing machine and space for tumble dryer. Space for fridge. Luxury vinyl tiled antico flooring. Heated towel rail. Sealed unit double glazed Georgian style window to rear. Obscured sealed unit double glazed door giving access to front.



## Cloakroom

Suite comprises low level w/c with concealed cistern. Victorian style vanity wash hand basin with storage drawer under and ornate soap dispenser. Luxury vinyl tiled antico flooring. Victorian style radiator. Part wood panelled walls. Obscured sealed unit double glazed Georgian style window to front. Door to:-



## Garage

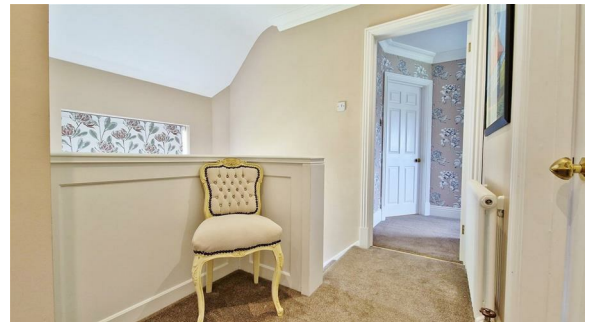
17'6" x 10'

Wall mounted boiler providing heat and hot water throughout. Electric up and over door. Obscured sealed unit double glazed Georgian style window to side.



### First Floor Landing

Built in double length airing cupboard. Loft access with pull down ladder. Victorian style radiator. Sealed unit double glazed Georgian style window to front. Doors to all rooms. Door to:-



## Master Bedroom

15'9" nar to 11'10" x 11'3" to wardrobes

Fitted wardrobes to one wall. Victorian style radiator. Sealed unit double glazed Georgian style window to rear. Door to:-



## En-Suite

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Bidet. Double length corner shower cubicle. Built in storage cupboard. Fully tiled walls. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed Georgian style window to front.





## Bedroom 2

12' x 11'

Built in double wardrobe with over head storage. Victorian style radiator. Sealed unit double glazed Georgian style window to rear.



## Bedroom 3

12' x 10'9"

Built in double length wardrobe. Fitted low level storage cupboards, dressing table and desk. Victorian style radiator. Sealed unit double glazed Georgian style window to rear.



## Bedroom 4

10'2" x 10'

Victorian style radiator. Sealed unit double glazed Georgian style window to side.



## Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage drawers under. Panelled bath with central mixer tap and shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Victorian style towel rail. Obscured sealed unit double glazed Georgian style window to front.



### Outside - Rear

Composite anti slip decked seating area. Majority laid to lawn with well established borders. Summer House to remain. Large patio entertaining area with sunken 3 year old heated swimming pool via a calorex i-pac invertor heat pump (air source heat pump) with a certikin cover start automatic safety cover. Obscured sealed unit double glazed door leading to storage area with pool maintenance controls. Open access to front via both sides. Double sliding patio doors giving access into:-





Swimming Pool Views



Pool House

31' x 13'2"





### Lounge/Dining Area

Wood laminate flooring. Spotlights. Sealed unit double glazed picture length window to rear.



### Kitchen Area

Modern matching fronted units with quartz bevelled edge worksurfaces. Inset butler style sink with mixer tap offering filtered and boiling water. Inset four ring AEG venting hob. Built in eye level Neff combi-microwave and single oven. Integrated wine cooler and fridge/freezer. Part tiled walls. Sealed unit double glazed picture length window to rear. Door to:-



### Shower Room

White suite comprises low level w/c with concealed cistern. Vanity wash ha d basin with storage cupboards under. Double length walk-in shower cubicle with glass shower screen and integrated shower. Fully tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Obscured sealed unit double glazed window to rear.





### Outside - Front

Large shingled driveway providing off street parking for several vehicles leading to garage. Majority laid to lawn with borders well stocked with flowers, shrubs and bushes. Mature trees. Enclosed by low level picket fence with large swing gate to further front area laid to lawn.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

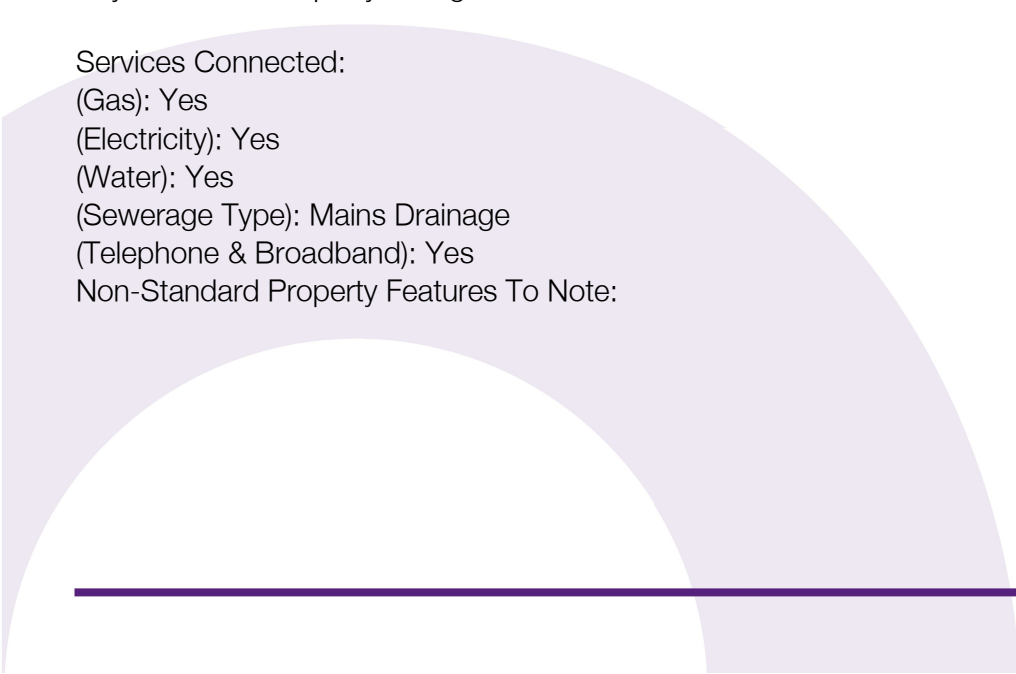
(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:



**JAF/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.

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GROUND FLOOR



1st Floor  
**Sheen's**  
The Action Agents



POOL HOUSE



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## Selling properties... not promises

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