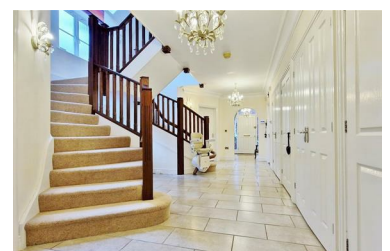




Third Avenue Frinton-On-Sea, CO13 9EE

Situated inside the 'Gates' of Frinton-on-Sea, this residence offers privacy and exclusivity and is nestled in the charming Third Avenue of Frinton-On-Sea. This detached house built in 2008 offers a generous living space of 3,067 sq ft. Boasting 4 reception rooms and 5 spacious bedrooms, including four with en-suites, this property is perfect for a growing family or those who love to entertain guests. The property features a grand 24'4" hallway with a split central staircase, adding a touch of elegance to the interior. With parking available for up to 5 vehicles, convenience is at the forefront of this home. If you are looking for a sizeable family property that exudes sophistication and comfort, this house on Third Avenue is the perfect choice. Don't miss the opportunity to make this stunning property your new home in this desirable seaside location.

- **Five Double Bedrooms**
- **Four En-Suites & Family Four Piece Bathroom**
- **24'4" Grand Hallway With Split Central Staircase**
- **Four Reception Rooms**
- **Ground Floor Utility & Cloakroom**
- **Ample Off Street Parking & Integral Garage**
- **Avenue's Location Inside The 'Gates'**
- **3067 Square Feet Of Accommodation**
- **Must Be Viewed**
- **EPC Rating - C/ Council Tax Band - G**



Price £900,000 Freehold

Accommodation comprises with approximate room sizes:-

Hardwood entrance door with two full length double glazed matching side panels giving access to:-

Entrance Hall

7'9" x 6'8"

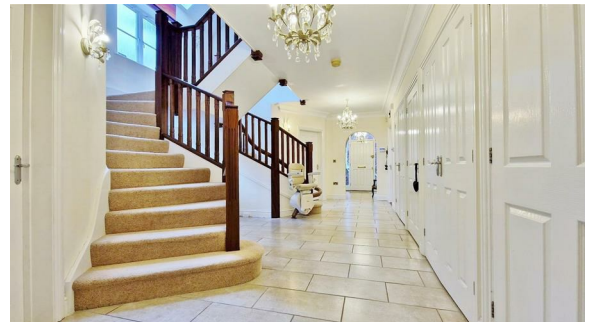
Tiled flooring. Radiator. Open archway leading to:-



Hallway

24'4" x 15'4"

Two built in double length storage cupboards. Double staircase leading to first floor. Double glazed window to side. Tiled flooring. Doors to all rooms. Door to:-



Lounge

21'1" x 13'8"

Stone fireplace with open fire under. Two radiators. Double glazed bay window to front. Double glazed door giving access to side.



Sitting Room / Snug

17'7" x 13'1"

Stone fireplace with log burner under. Two radiators. Two double glazed windows to side. Double glazed door to side. Door giving access to kitchen/diner.



Kitchen/Diner

25'7" x 15'4"

Bespoke fitted with a range of matching base and eye level units. Granite bevelled edge worksurfaces. Inset ceramic double butler style sink with mixer tap. Range Master with extractor hood above. Integrated fridge and freezer. Integrated dishwasher. Fitted breakfast bar. Part tiled walls. Tiled flooring. Two radiators. Part vaulted ceiling with Velux windows. Two double glazed windows to side. Two double glazed windows to rear. French style doors giving access to rear. Double glazed French style doors leading to:-



Study

13'4" x 10'10"

Vaulted ceiling with four Velux windows. Tiled flooring. Radiator. Two double glazed windows to side. Two double glazed windows to rear. French style doors giving access to rear.



Utility Room

8' x 6'1"

Fitted with a range of modern matching beech effect fronted units. Rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit with mixer tap. Plumbing for washing machine. Part tiled walls. Tiled flooring. Extractor fan. Double glazed window to side. Double glazed door giving access to side.

Cloakroom

White suite comprises high level w/c. Victorian style vanity wash hand basin. Part tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured double glazed window to side.



Landing

28'8" x 7' max

Built in double airing cupboard. Two Velux windows. Radiator. Loft access. Doors to all rooms. Door to:-



Bedroom

21'01" x 13'9"

Radiator. Double glazed window to rear. Double glazed bay window to front. Door to:-



En-Suite

9'3" x 9'

White suite comprises high level w/c. Pedestal wash hand basin. Freestanding roll top bath with shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured double glazed window to front.



Bedroom

13'9" x 12'5"

Radiator. Double glazed window to rear. Double glazed window to front. Door to:-

En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower. Tiled splashbacks. Extractor fan. Tiled flooring. Radiator. Obscured window to side.



Bedroom

17'8" nar to 11'4" x 10'4"

Radiator. Double glazed window to rear. Door to:-



En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower. Tiled splashbacks. Tiled flooring. Extractor fan. Radiator. Obscured double glazed window to front.

Bedroom

11'9" x 10'9"

Double glazed window to rear. Door to:-



En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower. Tiled splashbacks. Tiled flooring. Extractor fan. Radiator. Obscured double glazed window to side.



Bedroom

13'6" x 10'9"

Radiator. Double glazed window to front.



Family Bathroom

10'10" x 10'8"

White suite comprises high level w/c. Victorian style vanity wash hand basin. Free standing roll top bath with shower attachment. Fitted corner shower cubicle with wall mounted integrated shower and over head rainfall shower. Part tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured double glazed window to side.



Integral Garage

20'07" x 11'10"

Power and lighting connected. Electric roller door giving access to front. Double glazed window to side.



Outside - Rear

L shaped from side to rear garden. Stone patio area. Borders stocked with flowers, shrubs and bushes. Majority laid to lawn. Raised wood decked seating area giving access to timber constructed summer house. Wooden storage shed. Enclosed by panelled fencing. Tap. Outside lighting. Double gates giving access to front. Access to front via both sides.



Alternate Outside Rear

Hard standing paved area providing ample off street parking leading to garage with electric roller door. Beds stocking mature shrubs, bushes and trees. Access to rear via side gate.



Outside - Front

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: G

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/07.24

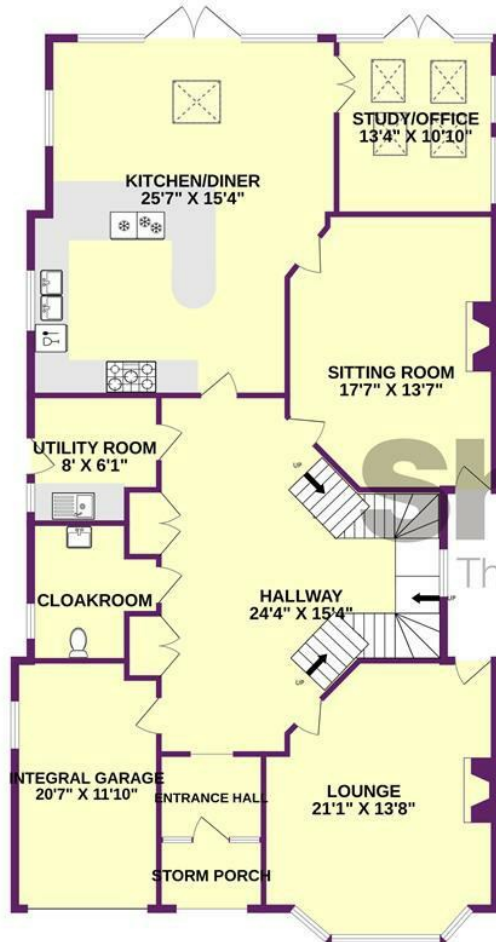
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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