



## Walton Road Frinton-On-Sea, CO13 0AG

Located in an established NON-ESTATE position on the fringe of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in bringing to market this exceptional FIVE BEDROOM DETACHED FAMILY HOME set over three floors and built in 2006. The property offers a stunning, high end finish, throughout boasting underfloor heating to the ground floor, fully fitted kitchen, ground floor cloakroom and utility leading onto a south facing rear garden. The property benefits from being situated close to both primary and secondary schools, shopping facilities in Connaught Avenue, bus routes and Frinton's mainline railway station and seafront.

- Five Double Bedrooms
- Master Bedroom with En-Suite
- Three Reception Rooms
- Ground Floor Cloakroom & Utility
- 19'4" x 10'5" Sun Room
- Close to Amenities & Seafront
- Garage & Off Street Parking
- South Facing Rear Garden
- Sought After Non-Estate Position
- EPC Rating C



**Price £599,995 Freehold**

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Obscured composite entrance door with picture length double glazed side panels giving access to:-

### Porch

Solid oak flooring. Obscured French style doors giving access to:-



### Lounge

17'6" x 15'9"

Solid oak and glass staircase to first floor. Marble fireplace. Solid oak flooring with underfloor heating. Sealed unit double glazed sash window to side. Sealed unit double glazed sash window to front. French glazed doors giving access to:-





## Kitchen/Diner

19' x 14'5"

Bespoke matching units. Verde bamboo marble worksurfaces with double sink and inset drainer, mixer tap and boiling water tap. Space for range master style cooker with extractor fan above. Further selection of matching units at both eye and floor level. Integrated dishwasher. Solid wood flooring with underfloor heating. Glazed French style doors giving access to sun room. Two sealed unit double glazed sash windows to side. Obscured door giving access to utility room.



## Sun Room

19'4" x 10'5"

Part brick base. Solid oak flooring with underfloor heating. Sealed unit double glazed windows to rear and side aspect. Sealed unit double glazed French style doors giving access to rear. Skylight.



## Utility Room

11' max x 8'3"

Fitted full length storage cupboards and wine rack. Space for American style fridge/freezer. Plumbing for washing machine. Tiled flooring with underfloor heating. Private access door to garage. Sealed unit double glazed door to rear. Door to:-



## Cloakroom

White suite comprises low level w/c with concealed cistern. Wash hand basin. Part tiled walls. Tiled flooring. Extractor. Obscured sealed unit double glazed sash window to rear.





## Integral Garage

22' x 9'10"

Wooden worksurface with inset butler sink with mixer tap and storage under. Wall mounted boiler providing heat and hot water throughout. Radiator. Light port providing natural light. Electric up and over door giving access to front.

## First Floor Landing

Solid oak flooring. Feature panel radiator. Built in airing cupboard. Solid oak and glass staircase to second floor. Sealed unit double glazed sash window to side. Doors to all rooms. Door to:-



## Master Bedroom

16' nar to 11' x 12'3"

Solid oak flooring. Feature panel radiator. Two sealed unit double glazed sash windows to rear. Open access to dressing area with fitted wardrobes and drawers. Obscured door giving access to:-



## En-Suite

White suite comprises low level w/c. Vanity wash hand basin. Fitted glass screen shower cubicle with overhead rainfall shower and soak away. Fully tiled walls. Tiled flooring. Heated towel rail. Extractor fan. Obscured sealed unit double glazed sash window to side.



## Bedroom 2

12'3" x 10'2"

Solid wood flooring. Feature panel radiator. Two sealed unit double glazed sash windows to front.



### Bedroom 3

11' x 9'10"

Fitted wardrobes and drawers. Feature panel radiator. Solid wood flooring. Sealed unit double glazed sash window to rear.



### Bathroom

White suite comprises free standing roll top bath with mixer tap. Low level w/c. Twin vanity wash hand basins. Heated towel rail. Part tiled walls. Tiled flooring. Extractor fan. Two sealed unit double glazed obscured sash windows to front.



### Second Floor Landing

Solid wood flooring. Doors to all rooms. Doors to:-



### Bedroom 4

17'2" x 12'2"

Solid wood flooring. Feature panel radiator. Eaves storage cupboard. Sealed unit double glazed sash windows to rear.

### Bedroom 5

17'2" x 8'6"

Part vaulted ceiling. Solid wood flooring. Loft access for further storage. Two double glazed skylights.





### Shower Room

White suite comprises low level w/c. Vanity wash hand basin with tiled splashback. Fitted corner shower cubicle with integrated wall mounted shower with tiled walls. Extractor fan. Tiled flooring. Double glazed skylight.



### Outside - Rear

Approximately 45' south facing. Part patio area. Remainder laid to lawn. Further patio with seating area. Part shingled beds. Borders stocked with flowers and shrubs. Access to front via side. Enclosed by panelled fencing.





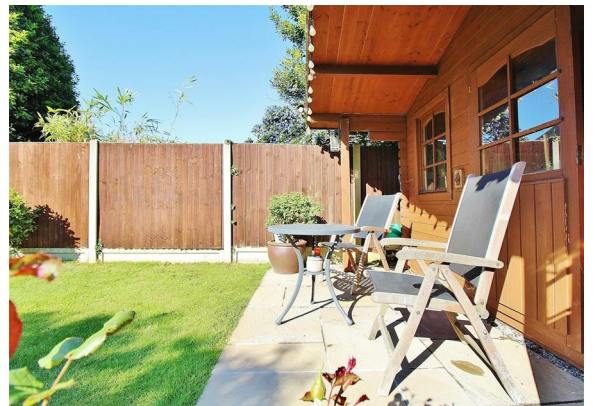
### Alternate Rear View



### Workshop / Summer House

11'7" x 11'6"

Fitted base and eye level storage units. Power and lighting connected.



### Outside - Front

Paved hardstanding area providing ample off street parking leading to garage. Enclosed by low brick wall.

### 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

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JAF/08.24

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.

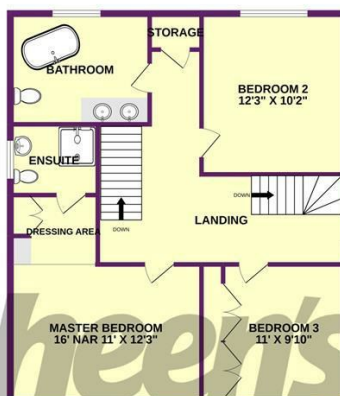




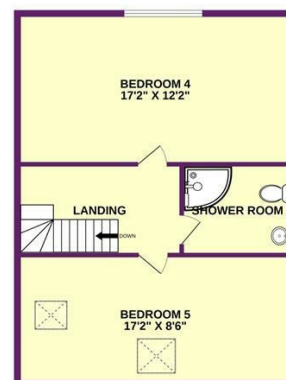
GROUND FLOOR



1ST FLOOR



2ND 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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

**Sheen's**  
The Action Agents

