



## Graces Walk Frinton-on-Sea, CO13 9PQ

Located on the sought after FRINTON PARK development, inside the Frinton 'Gates' in a private, no through road, is this immaculately presented THREE DOUBLE BEDROOM DETACHED CHALET BUNGALOW. The quiet, picturesque surroundings and the gentle walk to the Seafront and 'Greensward' are within 100 metres away making this a property not to be missed. The property boasts a spacious welcoming entrance hall, two double ground floor bedrooms, ground floor and first floor bathrooms, two reception rooms and a secluded rear garden. Shopping amenities at Frinton's town centre and the mainline railway station are conveniently situated within one mile away.

- Three Double Bedrooms
- Two Ground Floor Bedrooms
- First Floor Master Bedroom With En-Suite & Dressing Room
- Two Reception Rooms
- Ground Floor Shower Room
- Frinton Park Development
- 100 Metres To Seafront & Greensward
- Potential No Onward Chain
- Integral Garage & In-Out Driveway
- EPC Rating D / Council Tax Band D



**Price £535,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed composite entrance door with obscured double glazed side panel leading to:

### Entrance Hall

Stair flight to first floor. Built in under stairs storage cupboard.  
Radiator. Doors to:



### Dining Room

13'4" x 12'2"

Radiator. Open access to:





## Lounge

21'1" x 10'2"

Radiator. Ceiling skylight. Two sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors giving access to rear. Door leading to integral garage.



## Kitchen

12'2" + dr x 10'

Fitted with a range of modern matching fronted units. Quartz effect bevelled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring gas hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in eye level double oven. Space for fridge/freezer. Integrated washing machine. Enclosed wall mounted boiler providing heating and hot water throughout. Part tiled walls. Radiator. Sealed unit double glazed window to front with fitted shutters. Sealed unit double glazed door leading to:



### Lean-To

Cold water tap. Obscured sealed unit double glazed door to front. Obscured sealed unit double glazed door to rear.

### Bedroom Two

15'10" x 12'8"

Built in wardrobes. Fitted shelving. Radiator. Sealed unit double glazed windows to front and side aspect with fitted shutters.



### Bedroom Three

13'6" x 10'7"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to rear and fitted shutters.



### Shower Room

Modern suite comprising of low level W/C. Vanity wash hand basin with storage under. Double length shower cubicle with integrated shower. Built in airing cupboard housing hot water cylinder. Fully tiled walls. Heated towel rail. Two obscured sealed unit double glazed windows to side.



### First Floor

Skylight. Door to:





## Master Bedroom

15'4" x 14'3"

Built in eaves storage cupboards. Radiator. Two Velux skylights. Door to en-suite. Open access leading into:



## Dressing Room/Study

14'9" x 7'

Built in eaves storage cupboards. Door leading to walk in loft storage. Radiator. Velux skylight.



### En-Suite

Modern white suite comprising of low level W/C. Pedestal wash hand basin. Panelled bath. Part tiled walls. Fitted extractor fan. Radiator. Velux skylight.



### Outside - Rear

Part hard standing patio area. Part laid to lawn. Wood decked area with pergola. Timber constructed summer house. Borders well stocked with mature flowers, shrubs and bushes. Enclosed by panel fencing. Outside lights.



### Outside - Front

Hard standing in-out driveway providing ample off street parking leading to an integral garage. Part shingled bed enclosed by railway sleepers.

### Integral Garage

15'4" x 8'

Power and lighting connected. Electric up and over door to front.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

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/01.25

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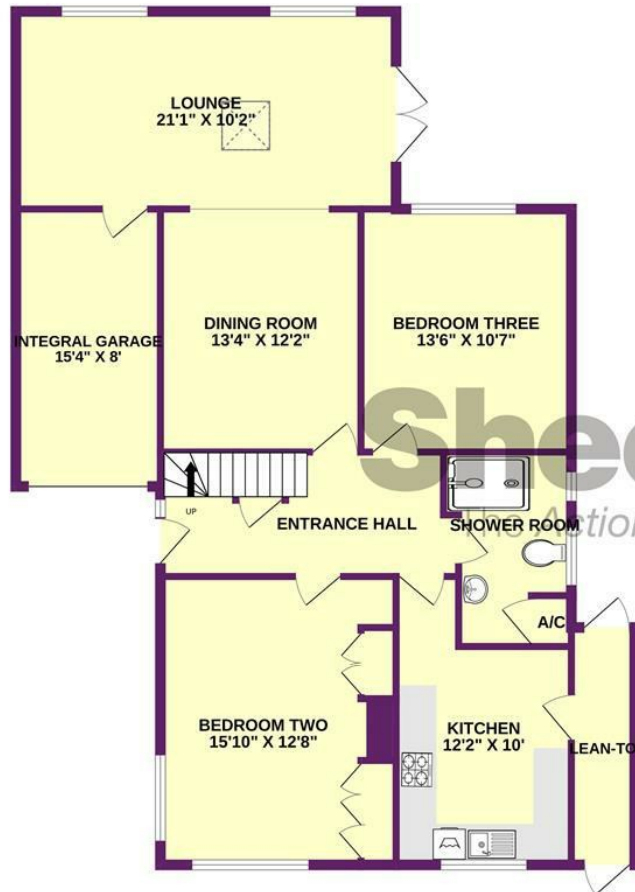
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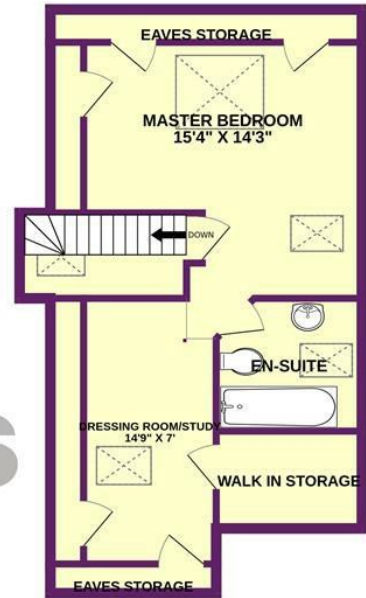




GROUND FLOOR



1ST FLOOR



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## Selling properties... not promises

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