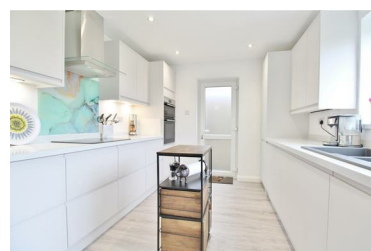




## Frietuna Road Frinton-On-Sea, CO13 0QP

Situated on the sought after 'Frietuna' development and having undergone a full programme of modernisation by the current owner, Sheen's Estate Agents have the pleasure in offering for sale this immaculately presented THREE DOUBLE BEDROOM DETACHED CHALET. The property is conveniently located within one mile of the 'Triangle' shopping centre and within half a mile of Frinton's town centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the size of the accommodation on offer.

- Three Double Bedrooms
- 18'3" x 10'11" Lounge
- Newly Fitted Kitchen
- 13'1" x 8'10" Dining Room
- Cloakroom
- Newly Installed Double Glazing
- Popular Frietuna Development
- Garage & Off Road Parking
- Car Port
- EPC Rating D / Council Tax Band D



**Price £400,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:-

### Entrance Hallway

Stair flight to first floor. Radiator. Doors to:-



### Cloakroom

Low level WC. Wash hand basin. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.



### Bedroom Three

13'11" max x 8'3"

Radiator. Sealed unit double glazed window to front.





## Lounge

18'3" x 10'11"

Wall lights. Radiator. Sealed unit double glazed bay window to front.



## Dining Room

13'2" x 8'10"

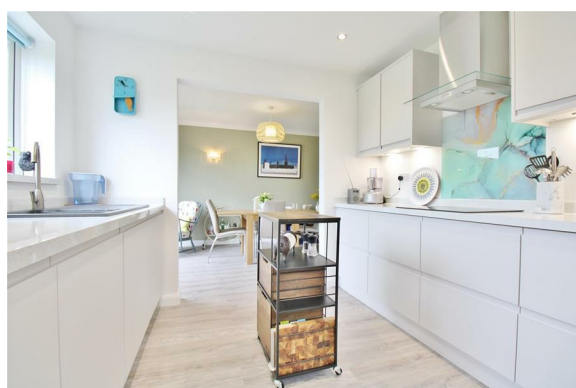
Under stairs storage cupboard. LVT flooring. Wall lights. Wall mounted radiator. Sealed unit double glazed 'French' style doors leading to rear garden. Open access to:



## Kitchen

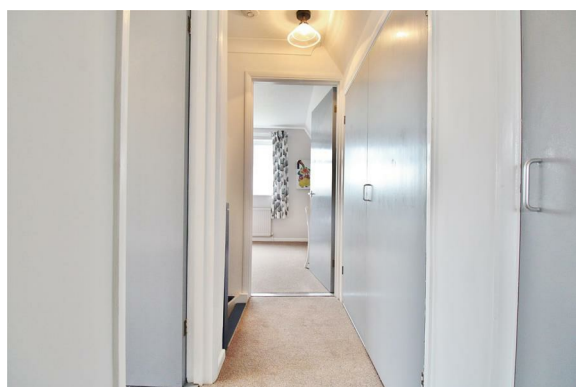
10'2" x 9'8"

Fitted with a range of matching high gloss fronted units. Speckled hard edge work surfaces. Inset one and a half ceramic bowl sink and drainer unit. Inset four-ring Bosch induction electric hob with fitted extractor hood above. Built in Bosch double eye-level electric oven. Further selection of matching high gloss units both at eye and floor level. Enclosed wall mounted boiler providing heating and hot water throughout. Integrated fridge/freezer. Integrated Bosch washing machine. Integrated full size dishwasher. LVT flooring. Spotlights. Obscured sealed unit double glazed door to side. Sealed unit double glazed window to rear.



## Landing

Built in eaves storage cupboard. Built in airing cupboard housing hot water cylinder. Doors to:-



## Master Bedroom

12'11" x 12'6"

Two fitted wardrobes. Three fitted drawers. Radiator. Sealed unit double glazed window to front.





## Bedroom Two

12'11" x 9'10"

Radiator. Sealed unit double glazed window to rear.



## Bathroom

White suite comprising of low level WC. Vanity wash hand basin with storage space under. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Tiled flooring. Loft access. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with flowers and shrubs. Private access door to garage with power and light connected. Pathway leading to greenhouse which will remain. Access to front via secure side gate. Enclosed by panelled fencing.



## Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door. Covered car port. Remainder laid to lawn with an array of flowers and shrubs.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

### JD/01.25

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.

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.





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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**Sheen's**  
 The Action Agents