



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

**\*\* DEVELOPMENT OPPORTUNITY \*\*** Situated within the Frinton 'Gates' in a quiet cul-de-sac position at the end of a private road, Sheen's Estate Agents have the pleasure in bringing to market this **THREE BEDROOM DETACHED CHALET** with a **BUILDING PLOT STP**. The land for the building plot is adjacent to the detached chalet and has its own title offering a good investment opportunity. The property boasts spacious accommodation throughout with a welcoming 12' x 9'6" hallway, two reception rooms, modern fitted kitchen and separate utility room, ground floor wet room, first floor family bathroom and en-suite to the master bedroom. The stunning Greensward and Seafront are within easy reach approximately 100 meters away and Frinton's town centre with its array of shopping amenities, cafes and restaurants are within one mile of the property.

- **Three Bedrooms, Master Bedroom With En-Suite**
- **Development Opportunity**
- **Building Plot STP On Separate Title**
- **Sough After Position Inside The 'Gates'**
- **25'2" Max Lounge/Diner**
- **17'6" Sun Room**
- **Modern Fitted Kitchen & Utility Room**
- **Garage Storage & Off Street Parking**
- **Potential No Onward Chain**
- **EPC Rating D/ Council Tax Band - D**



**Price £650,000 Freehold**

Accommodation comprises with approximate room sizes:-

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

### Entrance Porch

Fitted shoe storage cupboard. Obscured door with full length obscured matching window panel leading to:-

### Hallway

12' x 9'6"

Stair flight to first floor with wrought iron balustrades. Built in under stairs storage cupboard. Oak effect laminate flooring. Radiator. Door to:-



### Kitchen

12'4" x 9'10"

Fitted with a range of gloss units. Square edge wood work surfaces. Inset ceramic butler sink with mixer tap. Further selection of matching units at both eye and floor level. Plumbing for dishwasher. Fridge/freezer to remain. Fitted Rayburn (model 480AG) providing cooking and heating. Wall mounted shelving. Oak effect laminate flooring. Serving hatch to dining room. Sealed unit double glazed window to rear. Obscured leadlight door giving access to:-



### Lean To

Plastic corrugated roof. Door to front. Door giving access to rear. Door to potting shed. Door to:-



### Utility

9'3" x 4'6"

Square edge wood worksurfaces. Inset stainless steel bowl sink unit. Wall mounted cupboards. Space for fridge/freezer. Plumbing for washing machine.

### Potting Shed

8' x 4'6"

Fitted worksurface. Fitted shelving. Polycarbonate roof. Obscured window to rear.

### Lounge/Diner

25'2" nar to 9'9" x 18'8" nar to 11'10"

York stone fireplace with wood mantle and inset shelving with open fire under. Two radiators. Two obscured semi circle windows to side. Sealed unit double glazed window to front. Leadlight window to sun room. Leadlight French doors with two matching full length leadlight windows to:-



## Sun Room

17'6" x 8'3"

Part brick base. Radiator. Sealed unit double glazed windows to side and rear aspects. Sealed unit double glazed door giving access to rear.



## Wet Room

White suite comprises low level w/c. Vanity wash hand basin with solid wood worksurface. Wall mounted integrated shower with over head rainfall shower and separate attachment. Part tiled walls. Extractor fan. Radiator. Obscured leadlight window to side.



## Cloakroom

Suite comprises low level w/c. Wash hand basin with tiled splashback. Radiator. Shaving point. Obscured leadlight window to front.





### First Floor Landing

Built in linen cupboard. Loft access. Exposed wood flooring. Radiator. Sealed unit double glazed window to front. Doors to all rooms. Door to:-



### Bedroom 1

17'9" x 9'9"

Built in wardrobes. Radiator. Sealed unit double glazed window to front. Obscured window and door leading to:-



### En-Suite

Suite comprises low level w/c. Vanity wash hand basin. Panelled bath with shower attachment and mixer tap. Part tiled walls. Vinyl flooring. Obscured Sealed unit double glazed window to rear.



### Bedroom 2

15'4" x 12'

Exposed wood flooring. Built in wardrobe. Radiator. Sealed unit double glazed window to rear.



### Bedroom 3

8'9" x 8'8"

Exposed wood flooring. Built in wardrobe. Radiator. Sealed unit double glazed window to front.



### Bathroom

Suite comprises low level w/c. Pedestal wash hand basin. Bidet. Panelled bath with shower attachment and mixer tap. Built in airing cupboard housing hot water cylinder. Exposed wood flooring. Tiled splashbacks. Obscured sealed unit double glazed window to rear.





### Outside - Rear

Hard standing patio. Array of raised beds stocking shrubs and bushes. Outside tap. Open access leading to side/building plot. Landscaped with array of vegetable plots stocking multiple fruit and vegetables. Majority shingled pathways. Majority laid to lawn. Wooden storage shed. Wooden gate giving access to front.

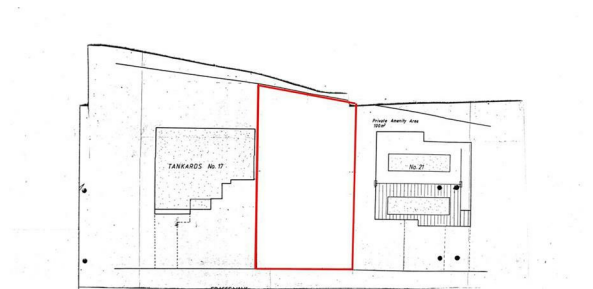


## Outside - Front

Hardstanding area providing off street parking leading to garage storage area with double swinging doors.

## Building Plot STP

Previous Applied Planning Reference: 91/01351/OUT





### 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/02.25

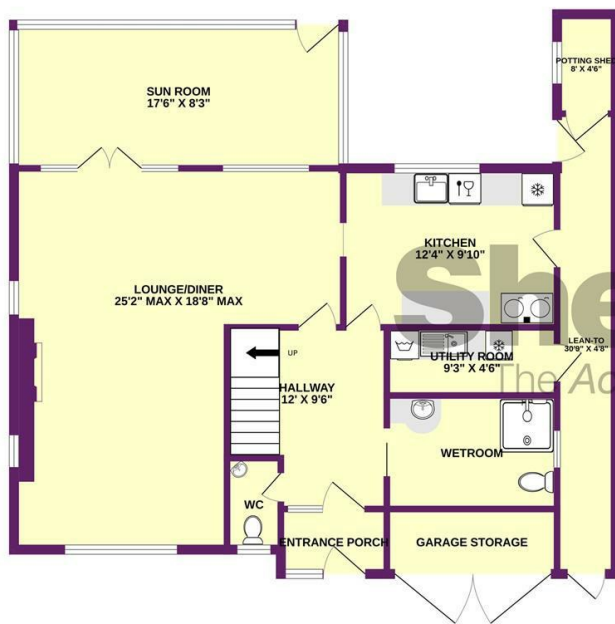
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GROUND FLOOR



1ST FLOOR



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## Selling properties... not promises

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