



## Fourth Avenue Frinton-on-Sea, CO13 9DY

Located inside the 'Gates' in the 'Avenues' of Frinton-on-Sea, Sheen's Estate Agents have the pleasure in bringing to market this CHARACTER, FOUR BEDROOM DETACHED FAMILY HOME. The property has a sought after 60' WEST facing rear garden and boasts three reception rooms one being a 26' lounge, ground floor cloakroom, a bathroom and shower room to the first floor and ample off street parking leading to a detached garage. Being located within a gentle stroll to the seafront, town centre and mainline railway station an early viewing is strongly recommended to avoid disappointment.

- Four Bedrooms
- Three Reception Rooms
- Avenues Location
- Inside The Gates
- 26' x 14' Lounge 13'6" Sun Room
- Cloakroom, Bathroom & Shower Room
- 60' West Facing Rear Garden
- Off Street Parking & Detached Garage
- Council Tax Band G
- EPC Rating TBC



**Price £750,000 Freehold**



Accommodation comprises with approximate room sizes:-

Glazed hardwood entrance door leading to:-

### Entrance Porch

Tiled flooring. Windows to front, side and rear aspects. Original hardwood obscured leadlight glazed entrance door leading to:-



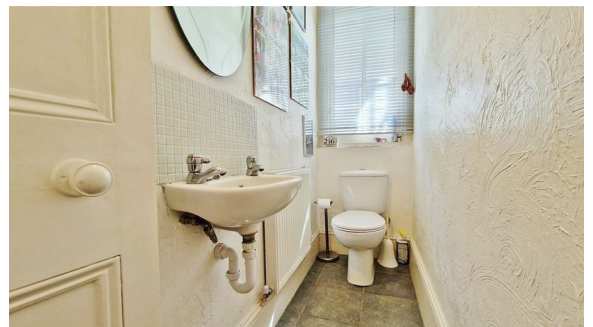
### Hallway

Stair flight to first floor with under stairs storage cupboard. Original parquet flooring. Radiator. Door to:-



### Cloakroom

White suite comprises low level w/c. Wash hand basin with tiled splashback. Tiled flooring. Radiator. Picture length Georgian window to side..



## Dining Room

14' x 9'10"

Fitted country style storage cupboards at floor level. Obscured glazed display cabinets with rolled edge worksurface. Original parquet flooring. Double glazed sliding doors giving access to lounge. Radiator. Sealed unit double glazed picture length window to side. Open aspect to:-



## Kitchen

11'6" x 10'

Fitted Comptons kitchen with a range of matching country style fronted units. Tiled worksurfaces with bevelled wooden trims. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Inset four ring Neff hob with Neff extractor hood above. Further selection of matching units at both eye and floor level. Built in double oven. Integrated fridge/freezer and dishwasher. Fitted breakfast bar. Part tiled walls. Tiled flooring. Walk-in larder cupboard with shelving, plumbing for washing machine, wall mounted boiler providing heat and hot water throughout and window to side. Radiator. Sealed unit double glazed windows to rear and side aspects. Sealed unit double glazed door giving access to side.



## Lounge

26' x 14'

Fireplace with marble hearth and electric fire under. Three radiators. Sealed unit double glazed picture length window to front. Open aspect leading to:-



## Sun Room

13'6" x 9'1"

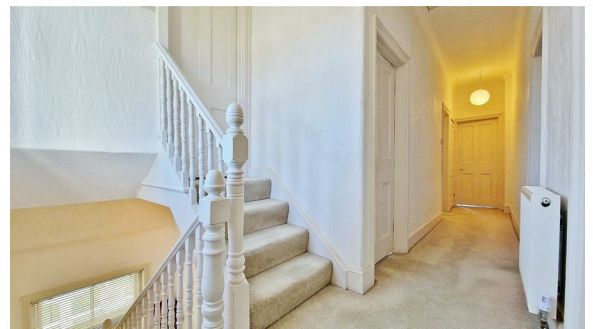
Exposed wood flooring. Vaulted ceiling with Velux. Two radiators. Sealed unit double glazed patio doors giving access to rear.





### First Floor Landing

Georgian style window to side. Sealed unit double glazed window to front. Radiator. Loft access. Built in airing cupboard. Radiator. Steps leading up to shower room. Doors to all rooms. Door to:-



### Shower Room

Suite comprises low level w/c. Vanity wash hand basin. Wall mounted integrated shower with shower tray. Fully tiled walls. Extractor fan. Sealed unit double glazed window to front.



### Bedroom 1

14'2" x 11'1"

Fitted wardrobes with overhead storage. Two radiators. Two sealed unit double glazed windows to front. Sealed unit double glazed door giving access to front balcony.



### Bedroom 2

14'2" x 12'2"

Fitted wardrobes with overhead storage. Pedestal wash hand basin with tiled splashback. Radiator. Two sealed unit double glazed windows to rear.



### Bedroom 3

14'1" x 7'3"

Pedestal wash hand basin with tiled splashback. Radiator. Sealed unit double glazed window to rear.



### Bedroom 4

10'4" x 9'2"

Radiator. Sealed unit double glazed window to side.



### Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with wall mounted integrated shower. Fully tiled walls. Heated towel rail. Obscured sealed unit double glazed window to side.





## Outside - Rear

60'

West facing and landscaped with borders well stocked with flowers, shrubs and bushes. Majority laid to lawn. Outside tap. Outside light. Enclosed by panelled fencing. Timber constructed workshop. Gate giving access to:-



### Alternate Rear Views



### Outside- Front

Beds stocking array of flowers, shrubs and bushes. Driveway providing ample off street parking for several vehicles leading to a detached garage with an up and over door.

### 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/03.25

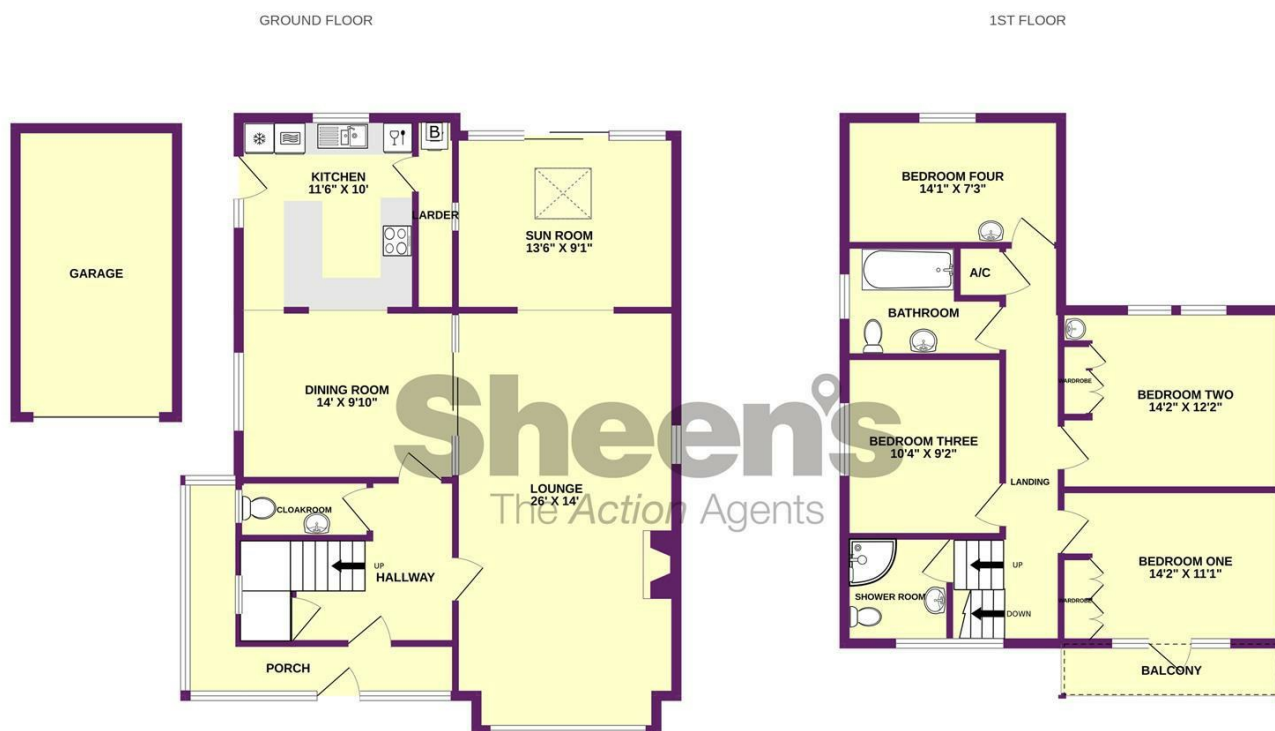
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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

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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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