



The Crescent | Frinton-on-Sea | CO13 9AR

FINE & COUNTRY

# SELLER INSIGHT

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We have had the pleasure of calling Paddlers our home for the past 6 years, and it has truly been a wonderful experience. The sense of community on The Crescent is unmatched, and we have made lifelong friends with our neighbours.

What initially attracted us to this house and location was its unique charm and impeccable attention to detail. Paddlers is a home that exudes warmth and elegance, filled with an abundance of natural light. The sheltered garden is a tranquil oasis, basking in the sunshine. With 6 double bedrooms, including 2 with ensembles and 2 additional bathrooms, there is plenty of space for family and friends. Just a short 5-minute walk along the tree-lined road and through the beautiful Crescent Garden, you'll find yourself on the unspoilt beach and greensward. Connaught Avenue, with its diverse range of shops and delightful cafes and restaurants, is conveniently located just around the corner. The train station is also nearby, providing easy access to London via Colchester. In terms of amenities, there is a fantastic GP surgery, multiple opticians, a dentist, foot clinic, and even plans for a gym.

For parents considering raising their children here, rest assured that Paddlers offers excellent pre and primary schools, as well as strong links to secondary schools. This area is renowned for its safety and is known to be a great place to bring up children of all ages.

Choosing this property over others was an easy decision for us. Not only does it provide ample space for our loved ones to stay, but our 4 grandchildren absolutely adore having their own bedrooms, especially the one at the top of the house with its own bathroom and a glimpse of the sea. The Chesney marble fireplace, stunning staircase, and beautiful stained-glass door that illuminates the hall add a touch of grandeur to the house. Every visitor falls in love with its undeniable charm and curb appeal.

Commute convenience is another advantage of living here, as there is a mainline station with connections to London via Colchester. As for the history of the property, it was skilfully converted from a 1930's house to its current three floors, showcasing exceptional craftsmanship that must be seen to be fully appreciated.

The ideal next owner of Paddlers would be someone who appreciates the uniqueness of this property and desires a seamless transition into a modern yet cosy home.

During our time here, we have made some improvements, including the addition of a lovely summerhouse in the garden and new boilers. Our personal favourite room is the Orangery, a serene space where we enjoy breakfast and stargazing at night. Our grandchildren, on the other hand, absolutely adore the spacious top bedroom with its own bathroom, where they take turns sleeping in their very own private space.

One change that we are particularly proud of is the addition of the summerhouse, which has elevated the tranquillity of the garden and provided a perfect space for gatherings with friends and family. Some of our most cherished memories in this home include hosting beautiful garden parties and celebrating Christmas with our children, toasting marshmallows on the open fire.

The beauty of the house now lies in its abundance of natural light, offering breathtaking sunrises both at the front and in the garden. Leaving this wonderful neighbourhood will undoubtedly be bittersweet, as it will be a challenge to find another road as friendly and lovely as The Crescent.

The local community here is incredibly supportive, and there are plenty of activities to engage in, such as tennis, golf, cricket, choirs, and the famous summer theatre. Not to mention, the unspoilt beach is perfect for swimming in the sea.

As for the reason behind our decision to move on, we simply enjoy the adventure of moving and exploring new horizons while we still have the opportunity.

Paddlers has been our haven, filled with cherished memories and a strong sense of community. We hope that the next owners will find as much joy and fulfilment in this unique property as we have.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# STEP INSIDE

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## THE PROPERTY

This characterful property is set over three floors and has under floor heating throughout. The ground floor consists of a grand entrance hall with a gorgeous staircase complete with ornate wrought iron banister and an understairs cupboard. The bespoke kitchen comes with granite work surfaces, a white ceramic double butler sink, a wine rack and breakfast bar.

There is an integrated dishwasher and space for a large American style fridge freezer and a cooker with extractor fan and plenty of very useful storage space. The dining room is open plan to the kitchen and is large enough to accommodate, as a minimum, ten guests in perfect comfort. Adjacent to the dining room is an orangery currently used as another space to dine and is complete with French doors giving access to the South/West facing garden. The reception room is light and airy with three arch windows overlooking the orangery, French doors to the rear garden, fitted carpet and a feature "Chesney" fireplace with hearth.

The utility room is equipped with under counter units with worktops and stainless steel single bowl inset and gives access to the integral garage. Finally there is fully tiled downstairs cloakroom.

The first floor comprises of five double bedrooms. The master has high ceilings, a large range of fitted wardrobes and an en-suite with separate bath and walk in shower cubicle and a heated towel rail. There is a further en-suite bathroom as well as the main family bathroom with separate claw foot roll top bath and walk in shower cubicle.

The top floor comprises of the sixth bedroom and another family bathroom complete with panelled bath, wood panelling to walls and heated towel rail.

Outside to the front is a block paved driveway leading to the garage, a lawn area with flowers and side access to the rear. The South/West facing sunny rear garden is mainly laid to lawn with a large paved patio and comes with two storage sheds and a summer house.



# STEP OUTSIDE

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## LOCATION

Frinton-on-Sea is a charming seaside town located in the county of Essex, England. It is situated on the east coast of England, overlooking the North Sea. Frinton-on-Sea is known for its beautiful sandy beaches, which are perfect for long walks, sunbathing, and enjoying the fresh sea air.

The town itself has a peaceful and relaxed atmosphere, with a mixture of Victorian and Edwardian architecture. Frinton-on-Sea is known for its well-preserved seaside charm, with colorful beach huts, a promenade, and a pier.

In addition to its natural beauty, Frinton-on-Sea offers a range of amenities and attractions. There are various shops, cafes, and restaurants where you can enjoy local cuisine and browse for unique souvenirs. The town also has a golf club, tennis courts, and a cricket ground for sports enthusiasts.

If you're looking for a peaceful and picturesque coastal getaway, Frinton-on-Sea in Essex is definitely worth a visit. Its scenic beauty, tranquil atmosphere, and friendly community make it a delightful destination for both residents and visitors alike.

# The Crescent, Frinton-on-Sea, CO13

Approximate Area = 3190 sq ft / 296.4 sq m (excludes garage)

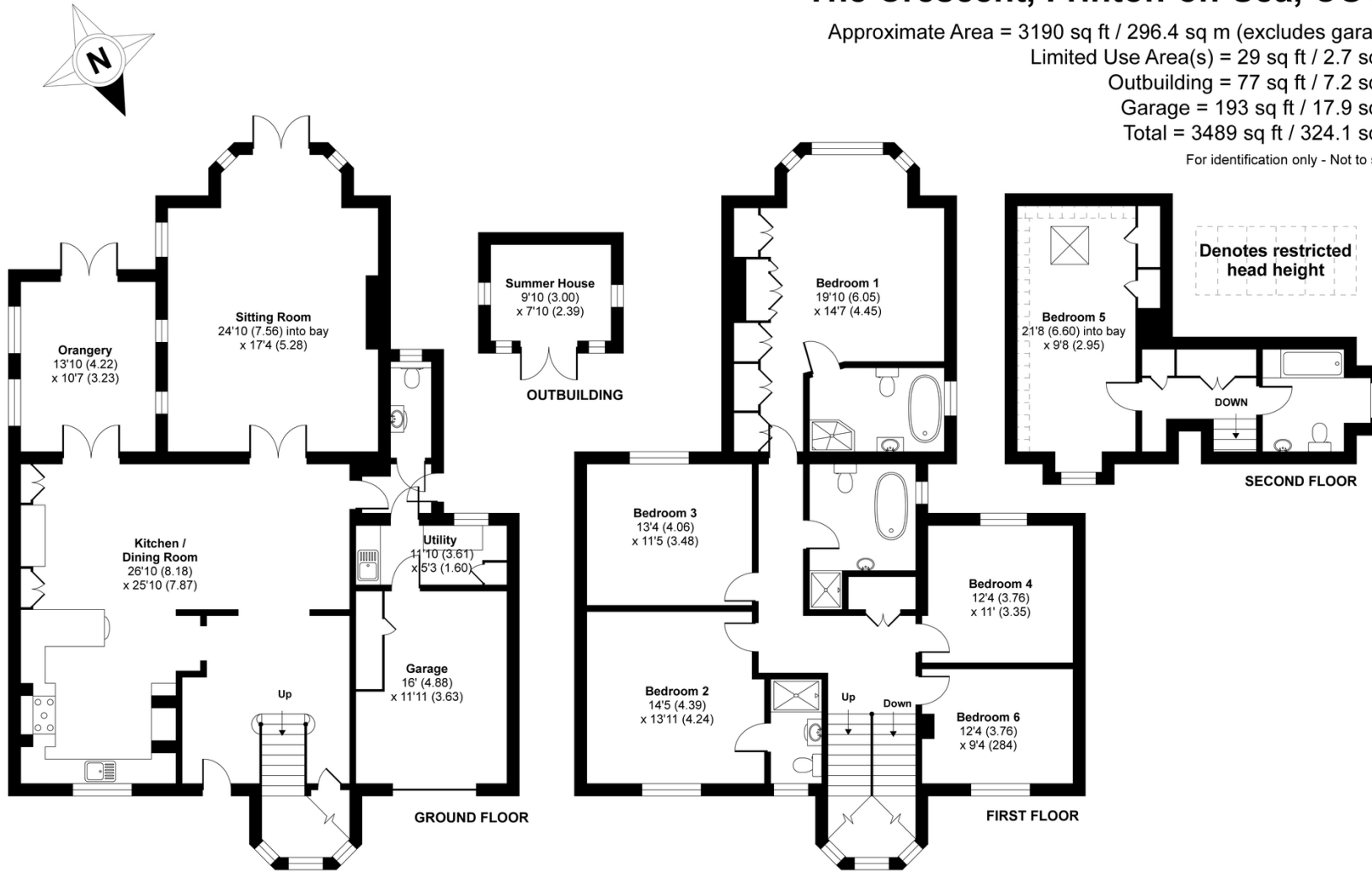
Limited Use Area(s) = 29 sq ft / 2.7 sq m

Outbuilding = 77 sq ft / 7.2 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 3489 sq ft / 324.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2021. Produced for Fine & Country. REF: 754266



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright Â© 2020 Fine & Country Ltd.





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