



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

FINE & COUNTRY

“ For the past six years, Paddlers has been a wonderful home where we've experienced the warmth of a close-knit community in The Crescent, forging lifelong friendships with our neighbours. The ambiance of this home is inviting, radiating both warmth and elegance, enhanced by an abundance of natural light. Our garden serves as a serene oasis, offering a peaceful retreat under the sun.

Just a picturesque 5-minute walk through a tree-lined road and the charming Crescent Garden leads to a pristine beach and greensward. Connaught Avenue is conveniently located nearby, offering a variety of diverse shops and charming cafes and restaurants.

For families considering settling here, the area is ideal as it offers excellent pre and primary schools along with strong connections to secondary schools. Known for its safety, this area is perfect for raising children of all ages.

Choosing Paddlers over other properties was an easy decision. It provides ample space for visiting family, and our four grandchildren especially love their own bedrooms, particularly the top floor room with its bathroom and glimpse of the sea. Distinctive features such as a Chesney marble fireplace, a grand staircase, and a stunning stained-glass door illuminate the hall, adding a sense of grandeur to the property. The transformation from a 1930s house to its current three-floor structure showcases impeccable craftsmanship that must be seen to be fully appreciated.

During our time here, we have made significant improvements including the addition of a summerhouse in the garden and new boilers. Our favourite room is the Orangery which is a tranquil space perfect for enjoying breakfast and stargazing.

The grandchildren enjoy the spacious top bedroom with its private bathroom, fostering a special area all their own. We are particularly proud of the summerhouse addition, enhancing the garden's tranquillity and providing a perfect venue for gatherings with family and friends.

Among our most cherished memories are hosting beautiful garden parties and celebrating Christmas with our family where we toasted marshmallows over an open fire. The house's beauty is amplified by the abundant natural light and the breathtaking sunrises visible from both the front and the garden.

The local community is incredibly supportive and offers plenty of activities to engage in, such as tennis, golf, cricket, choirs, and the renowned summer theatre. Additionally, the unspoilt beach is perfect for swimming in the sea.

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

* 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

GUIDE PRICE £1,000,000 to £1,200,000

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.



STEP OUTSIDE

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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.

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 colourful 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)

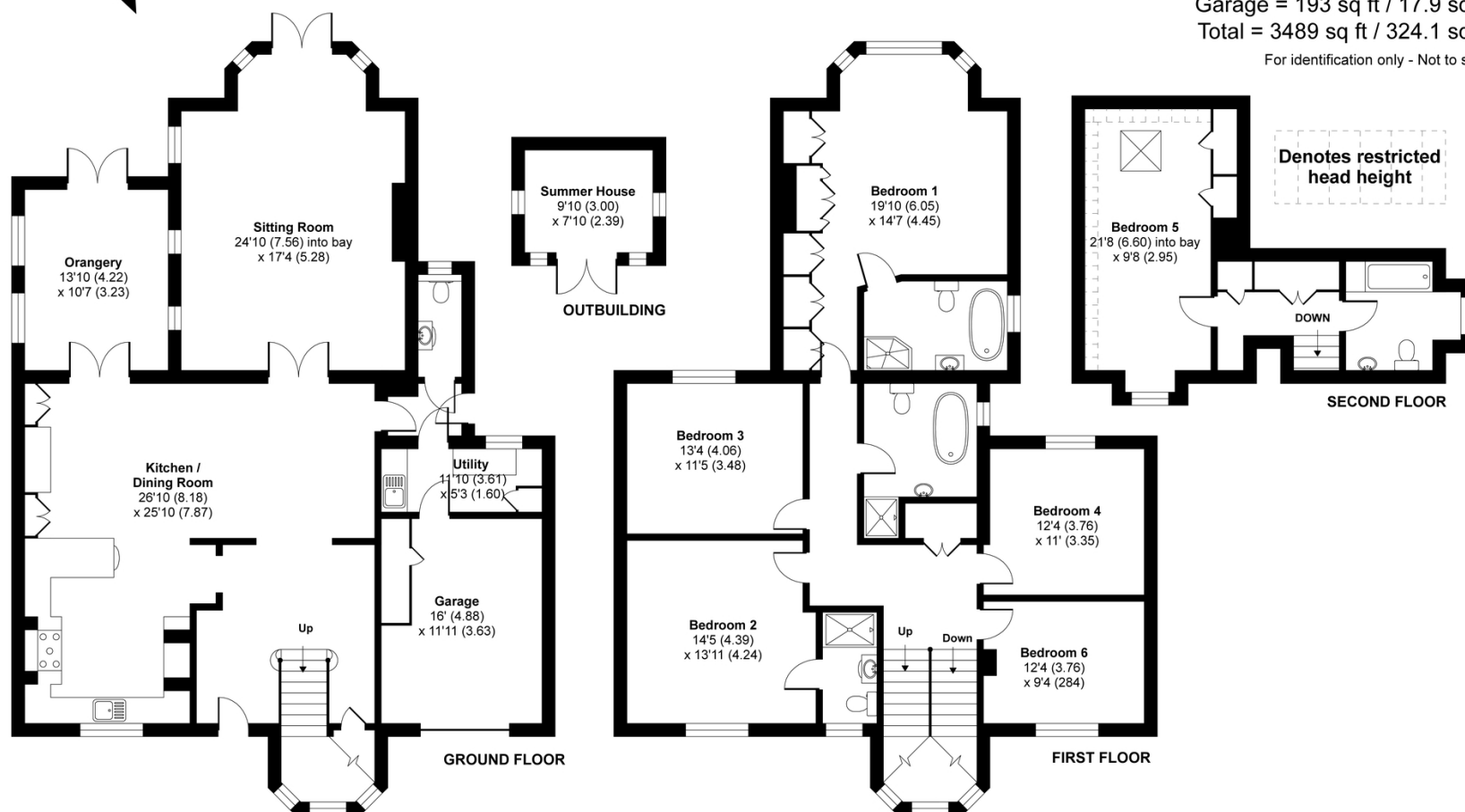
Limited Use Area(s) = 29 sq ft / 2.7 sq m

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



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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



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Fine & Country Colchester

Tel: +44 01206 878155

colchester@fineandcountry.com

99 London Road, Stanway, Colchester, Essex, CO3 0NY

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