

**Hadleigh Road, Frinton-on-Sea  
CO13 9HW  
Offers in Excess of £500,000 Freehold**



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- **CHARMING EXTENDED FOUR BEDROOM FAMILY HOME**
- **BRILLIANTLY DESIGNED OPEN PLAN KITCHEN/DINING/FAMILY ROOM**
- **COSY BAY FRONTED LOUNGE WITH OPEN FIRE**

- **GORGEOUS PRIVATE GARDEN**
- **OFF ROAD PARKING**
- **A STROLL TO THE BEACH AND BUSTLING CONNAUGHT AVENUE**
- **FRINTON-ON-SEA TRAIN STATION A SHORT WALK**

CHARMING EXAMPLE OF A RE-IMAGINED AND EXTENDED FOUR BEDROOM, TWO BATHROOM FAMILY HOME.

Welcome to Hadleigh Road. A delightful and character filled family home occupying a wonderful position just a minute's stroll to the fabulous Frinton-on-Sea Beach and bustling Connaught Avenue High Street with its bijou shops and eateries.

This impressive home, with beautiful stripped back floorboards, dado and picture rails and tasteful neutral interior decor, enjoys not only a prime location but super sized accommodation. Included is an impressive entrance hall, beautiful cosy lounge with deep bay window and open fire, together with the most gorgeous, contemporary open plan family/kitchen/dining extension along the rear of the house which boasts a show stopping island which is an ideal eating/relaxing space, perfect for gatherings and busy families. Bi-fold doors opening up to a private rear garden complete this well thought out property.

The current owners have re-modelled the property to work seamlessly for family life by incorporating a ground floor shower room and handy utility room just off the kitchen. Off road parking just adds to the desirability of this home. As previously mentioned, this is a prime location for families being just a stroll to the beach, renowned schools and a short walk to Frinton-on-Sea train station with links to London Liverpool Street.

A DELIGHTFUL HOME IN A VERY WELL REQUESTED LOCTAION.



**The accommodation with approximate room sizes are as follows:**

#### **ENTRANCE HALL**

15' 2" x 9' 5" (4.62m x 2.87m)

Hardwood entrance door, double glazed Box Bay window to front aspect, exposed floorboards, feature brick open fireplace with surround and hearth, picture rail, stairs to First Floor, radiator.

#### **LOUNGE**

15' 0" x 13' 0" (4.57m x 3.96m)

Cosy retreat with double glazed Bay window to front aspect, carpet flooring, picture rail, feature open fireplace with surround and brick built hearth, radiator.

#### **OPEN PLAN FAMILY SPACE INCORPORATING:**

##### **KITCHEN**

16' 11" x 14' 0" (5.15m x 4.26m)

Contemporary design base and wall units with wood worksurfaces over. "Bertazzo Italia" professional 6 burner range, sink with swan mixer tap. Show stopping complimenting "Island", shelved pantry, storage cupboard housing water tank. Door to utility and shower room, open to:

##### **FAMILY/DINING AREA**

22' 0" x 8' 0" (6.70m x 2.44m)

Wonderful inclusive space with Bi-fold doors opening to the rear garden, window to rear aspect. Lantern roof, vertical radiator.

##### **UTILITY ROOM**

7' 0" x 7' 0" (2.13m x 2.13m)

Wall mounted gas boiler, shelving, worktops with space for washing machine and tumble dryer under. External door to side access/rear garden. door to:



### **GROUND FLOOR SHOWER ROOM**

Obscured window to side, fully tiled walls and floor, shower cubicle with fountain shower, low level WC and vanity wash hand basin, heated chrome towel rail.

### **FIRST FLOOR LANDING**

Exposed floorboards, loft access. Doors to:

### **BEDROOM ONE**

15' 0" x 13' 0" (4.57m x 3.96m)

A beautifully bright room with double glazed Bay window to front aspect allowing natural light to flood through, fitted floor to ceiling mirrored wardrobes, carpet flooring, radiator.

### **BEDROOM TWO**

12' 0" x 8' 0" (3.65m x 2.44m)

Double glazed window to front aspect, carpet flooring, built in cupboard, radiator.

### **BEDROOM THREE**

12' 11" x 7' 0" (3.93m x 2.13m)

Double glazed windows to side and rear aspects, exposed floor boards, radiator.

### **BEDROOM FOUR**

9' 1" x 9' 0" (2.77m x 2.74m)

Double glazed window to rear aspect, carpet flooring, built in cupboard, radiator.

### **FAMILY BATHROOM**

9' 9" x 5' 5" (2.97m x 1.65m)

White suite comprising low level WC, vanity wash hand basin and panelled bath. Obscure sash window to rear aspect, exposed floor boards, radiator.

## **EXTERIOR**

### **FRONT**

Paved driveway providing off road parking, lawn area, flower and shrub borders and beds, gated access to rear.

### **REAR**

Laid to lawn with flower and shrub border, paved patio area, timber shed, slate patio area at the rear of the garden. Gated access to front.

## **SELLER HIGHLIGHTS**

"A wonderful home to raise our children".

Watching the sunrise over the sea has been magical and our neighbours have become our friends.

It's been a perfect location for us as a family with the school, Tennis Club and wonderful High Street shops and eateries nearby. But of course the beach!

We can literally smell the fresh salty sea air we are that close.

It's been such an amazing house to live in.

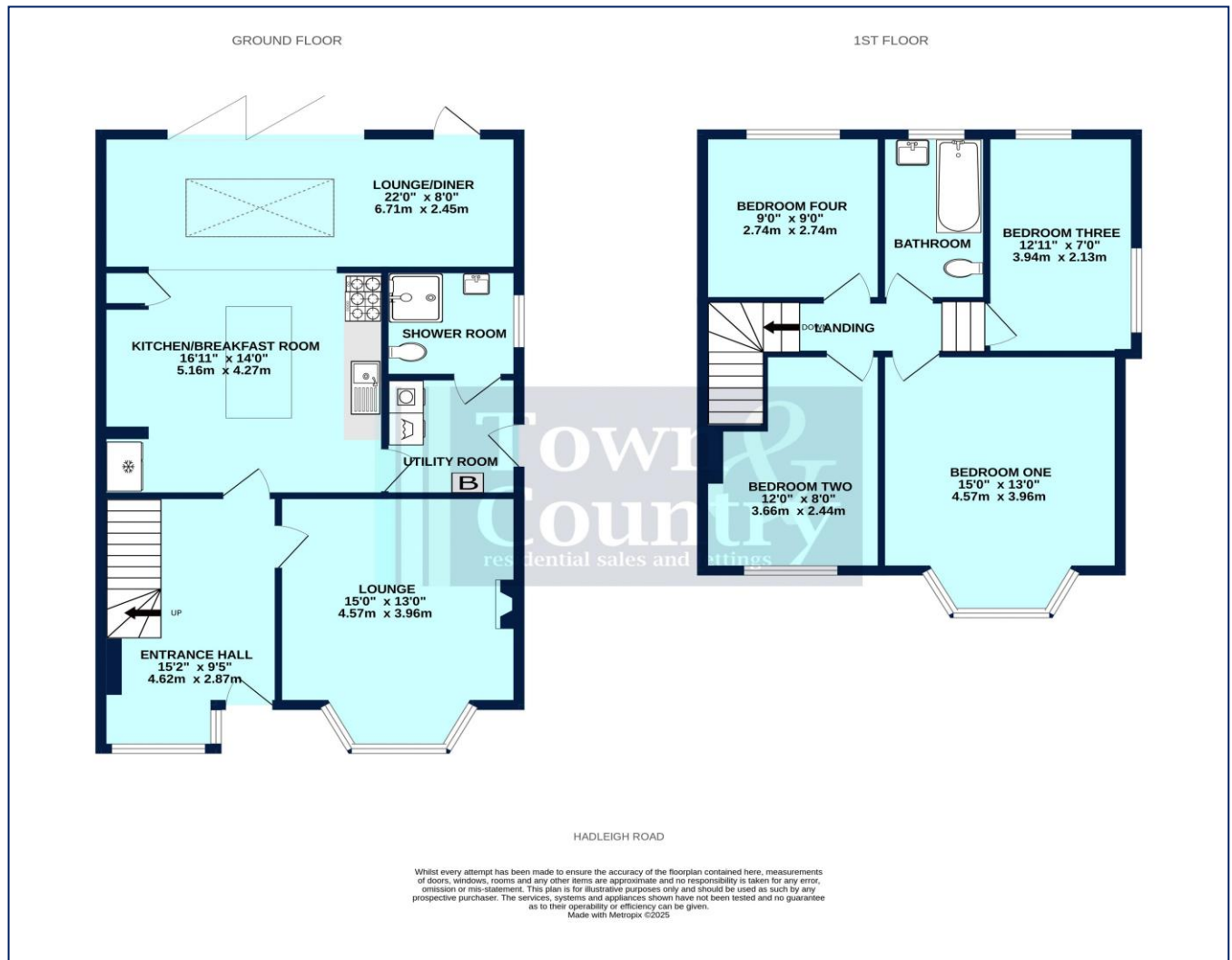
We can also see the sea from various rooms.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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