PAVEYS
ESTATE AGENTS

77, Fourth Avenue

Frinton-On-Sea, CO13 9DY

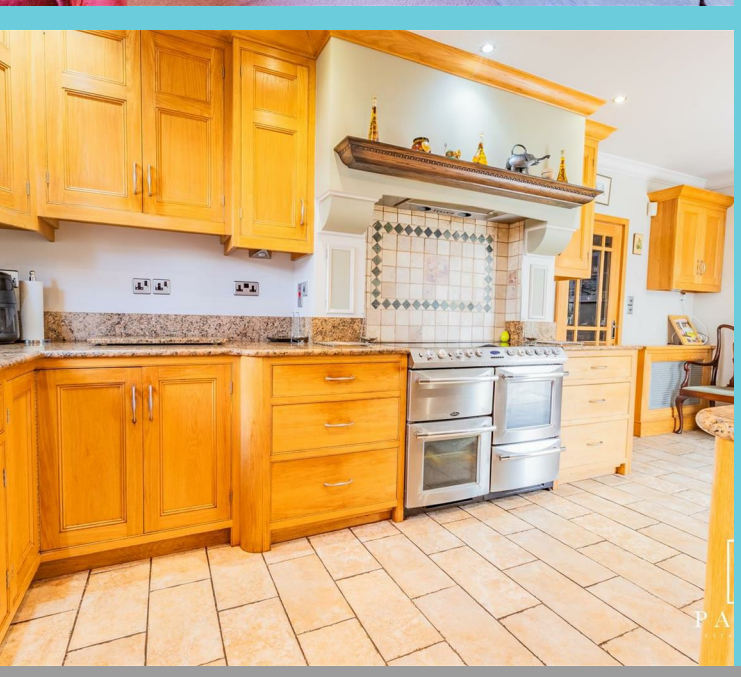
Price £850,000 Freehold















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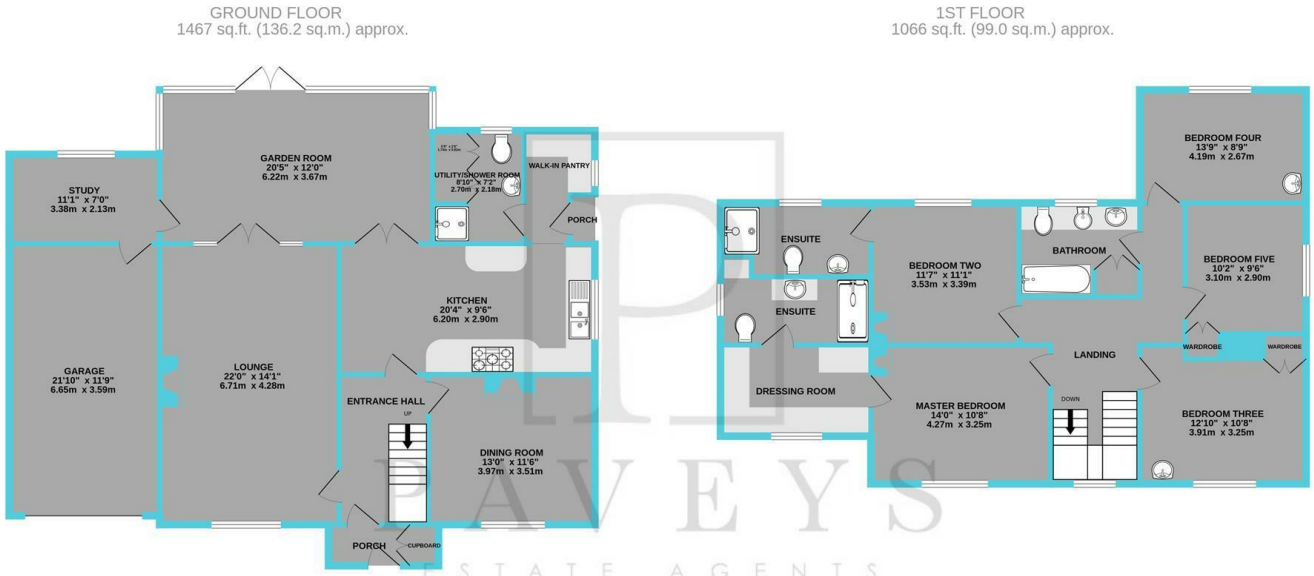
"Cambria" is an ELEGANT DETACHED RESIDENCE with PRETTY WEST FACING GARDEN positioned in the tree-lined Avenues in Frinton-on-Sea. This is the first time in 35 years that this much loved family home has been listed for sale on the market. The property offers a wealth of bright and spacious accommodation over two floors with a formal lounge, large garden room, study, dining room and spacious kitchen with bespoke American solid oak cabinetry and walk in pantry. There are five well appointed bedrooms with a spacious master bedroom suite with attached dressing room and ensuite and ensuite shower room to the guest bedroom and family bathroom. The pretty garden is very secluded and a wonderful place to sit and enjoy the sunshine. Additionally there is an integral oversized garage with storage area and ample parking to the front. This wonderful family home is central to the gorgeous BLUE FLAG BEACH and everything that Frinton-on-Sea has to offer including Frinton's popular cricket club, golf club and tennis club. An internal viewing is highly recommended in order to appreciate this property and its prime location. Call Paveys to arrange your appointment.





TOTAL FLOOR AREA : 2533 sq.ft. (235.3 sq.m.) approx.

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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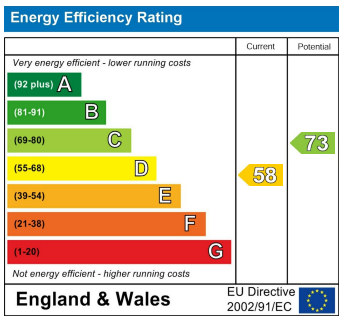

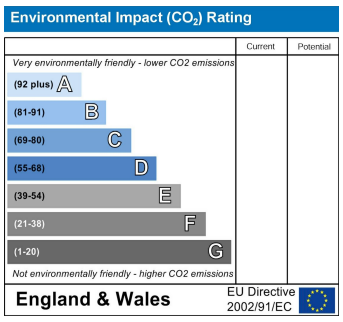

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PORCH
Feature hardwood entrance door to front aspect, original tiled flooring, large built in cloak/storage cupboard with over head storage cupboards.

ENTRANCE HALL
Glazed internal door to Entrance Hall, fitted carpet, stair flight to First Floor, spot lights, wall lights, radiator.

LOUNGE 22' x 14'1 (6.71m x 4.29m)
Double glazed window to front, glazed double doors and full height panels leading to Garden Room, fitted carpet, coved ceiling, wall lights, TV point, feature open fire place with stone surround, radiators.

GARDEN ROOM 20'5 x 12' (6.22m x 3.66m)
Part brick construction, double glazed double doors to rear, double glazed windows to rear and side aspects with views over the garden, tiled flooring, under floor heating (with individual thermostat), poly carb roof, wall lights, door to Study.

KITCHEN 20'4 x 9'6 (6.20m x 2.90m)
Extensive range of fully bespoke, hand made American Oak cabinetry designed and installed by Orwells of Ipswich. Double thickness granite work tops and upstands, inset under mounted sinks with mixer tap and drainer. Solid oak handmade features including drawers/breakfast storage area. Belling Rangemaster style cooker, fitted extractor hood, integrated Bosch dishwasher, integrated fridge. Double glazed window to side, glazed double doors to Garden Room, tiled flooring (with individual thermostat), complimentary tiling, spot lights, open access to Walk In Pantry and double glazed door to side porch, radiator.

WALK IN PANTRY
Double glazed window to side, double glazed door to Porch, range of bespoke American oak cabinetry (designed and installed by Orwells of Ipswich), granite work tops and upstands, space for fridge freezer, fitted wine rack, tiled flooring.

UTILITY/SHOWER ROOM 8'10 x 7'2 (2.69m x 2.18m)
White suite comprising low level WC, pedestal wash hand cupboard and built in shower cubicle. Large utility cupboard housing wall mounted Worcester boiler (not tested by Agent) and space and plumbing for washing machine. Double glazed window to side, tiled flooring, fully tiled walls, extractor fan, radiator.

DINING ROOM 13' x 11'6 (3.96m x 3.51m)
Double glazed window to front, fitted carpet, fitted wall lights, radiator.

STUDY 11'1 x 7' (3.38m x 2.13m)
Double glazed window to rear overlooking the garden, tiled floor, under floor heating (with individual thermostat), coved ceiling, spot lights, integral door to Garage.

FIRST FLOOR

FIRST FLOOR LANDING
Double glazed window to front, fitted carpet, picture rail, spot lights, loft hatch with pull down ladder leading to a part boarded loft with lighting connected, recessed shelving.

MASTER BEDROOM 14' x 10'8 (4.27m x 3.25m)
Double glazed window to front with pretty views over Fourth Avenue, fitted carpet, original cast iron fireplace, coved ceiling, door leading to bespoke fully fitted to Dressing Room and Ensuite, radiator.

DRESSING ROOM
Extensive range of fitted wardrobes and drawer units with matching dressing table. Double glazed window to front, fitted carpet, coved ceiling, spot lights, door to Ensuite, radiator.

ENSUITE TO MASTER BEDROOM
Bespoke suite designed and installed by Orwells of Ipswich, comprising of low level WC, solid Ash vanity wash hand basin with marble sink top and splash black, matching recessed shelving, and large walk in tiled shower with screen. Double glazed window to side, tiled flooring, fully tiled walls, wall lights, coved ceiling, spot lights, extractor fan, radiator.

BEDROOM TWO 11'7 x 11'1 (3.53m x 3.38m)
Double glazed window to rear overlooking the garden, fitted carpet, coved ceiling, original cast iron fireplace, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM
White suite comprising low level WC, wash hand basin and enclosed shower cubicle. Double glazed window to rear, tiled flooring, fully tiled walls, coved ceiling, spot lights, radiator.

BEDROOM THREE 12'10 x 10'8 (3.91m x 3.25m)
Double glazed window to front, fitted carpet, built in wardrobe with storage above, wash hand basin, radiator.

BEDROOM FOUR 13'9 x 8'9 (4.19m x 2.67m)
Double glazed window to rear with views over the garden, fitted carpet, wash hand basin and radiator.

BEDROOM FIVE 10'2 x 9'6 (3.10m x 2.90m)
Double glazed window to side, fitted carpet, built in wardrobe, radiator.

BATHROOM
Bespoke fully fitted bathroom suite with seaside theme designed and installed by Orwells of Ipswich. Comprising of low level WC, bidet, marble counter top with inset vanity wash hand basin and bath with shower over. Double glazed window to rear, tiled flooring, tiled walls, part panelled walls, coved ceiling, spot lights, radiator.

OUTSIDE FRONT
Block paved driveway to the front of the garage providing ample parking, lawn area bordered by pretty flowers and shrubs, low retaining wall, exterior lighting, gated side access to the rear garden.

OUTSIDE REAR
A secluded, West facing garden with generous patio, lawn area bordered by established planting, retaining panel fencing, vegetable plot with raised beds, timber sheds. Outside tap, exterior lighting, exterior power socket, gated access to front.

INTEGRAL GARAGE 21'10 x 11'9 (6.65m x 3.58m)
Oversized garage with space for both storage and parking for an SUV. Remote controlled electric up and over door, power and light connected (not tested by Agent), integral door giving access to the Study.

AGENTS NOTES
The Vendor has advised:
The property has the benefit of a fully monitored house alarm with a full maintenance contract in place. The contract can be continued by the new owner if they so wish.
The Garden Room footings are deep enough for a full house height extension should someone wish to.
The integrated kitchen appliances have maintenance agreements in place should someone wish to continue them.
The gas boiler (7 years old) has a maintenance agreement in place should someone wish to continue it.

IMPORTANT INFORMATION
Council Tax Band: F
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.