

WALTHAM WAY, FRINTON-ON-SEA, ESSEX, CO13 9JF

Price

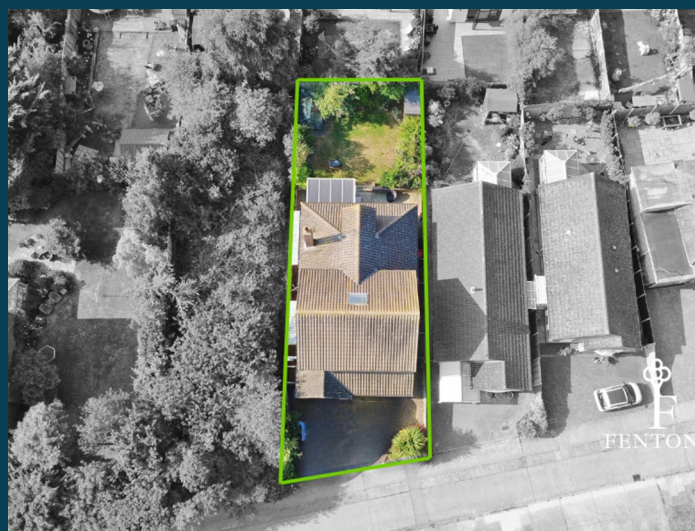
£575,000

FREEHOLD

- Three Double Bedrooms & Attic Room
- 18'4" Lounge & Separate Dining Room
- Modern 24'5" Kitchen/Breakfast Room
- Ground Floor Shower Room & Utility Area
- 40' Secluded, South Facing Rear Garden
- Quiet, No Through Road Inside The 'Gates'
- Short Stroll To The Greensward, Seafront, Town Centre & Station
 - Garage & Off Street Parking
 - Must Be Viewed
 - EPC Rating D/ Council Tax Band - B



FENTONS
ESTATE AGENTS



Located in a QUIET sought after position within the Frinton 'Gates', Fentons have the pleasure in offering for sale this immaculately presented THREE DOUBLE BEDROOM DETACHED HOUSE with ATTIC ROOM. The first floor features three beautifully presented double bedrooms, a modern family bathroom and generous eaves storage. A converted loft provides a versatile multi-purpose room with additional storage, accessed via an electric ladder. Outside, the south facing rear garden is mainly laid to lawn with established flower borders and a patio. The integral garage incorporates a fitted utility area, workshop and storage, while the large front driveway offers off street parking.

Conveniently situated within easy reach of the town centre, Greensward, seafront and the mainline railway station an early viewing is strongly recommended.

Accommodation comprises of approximate room sizes

Obscured double glazed composite entrance door leading to:-

Hallway

Stair flight to first floor. Built in understairs storage cupboard. Engineered maple flooring. Door leading to garage/utility. Radiator. Door to:-

Kitchen/Breakfast Room

24'5" x 9'8"

Fitted with a range of modern matching fronted units. Rolled edge worksurfaces. Inset one and a half bowl ceramic sink drainer unit with mixer tap. Inset four ring induction hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in eye level oven and microwave. Integrated dishwasher and fridge/freezer. Part tiled walls. Engineered maple flooring. Display shelving. Glass display cupboards. Two radiators. Double glazed Georgian style bay window to front. Double glazed Georgian style window to side. Obscured Georgian style door giving access to side.

Dining Room

16'3" x 10'9"

Radiator. Engineered maple flooring. Double glazed Georgian style window to side. Double glazed French doors giving access to rear. French doors leading to:-

Lounge

18'4" x 13'7"

Fireplace with electric fire under. Engineered maple flooring. Radiator. Double glazed Georgian style window to side. Bi-Folding doors leading to:-

Sun Room/Conservatory

11'9" x 7'10"

Part brick base. Polycarbonate roof. Wood laminate flooring. Double glazed windows to side and rear aspects. Double glazed door giving access to side. Double glazed French doors giving access to rear.

Shower Room

Modern white suite comprises low level w/c. Vanity wash hand basin. Built in double length shower cubicle with wall mounted integrated shower with rainfall and separate attachment. Shower screen. Heated towel rail. Fully tiled walls. Extractor fan. Obscured double glazed window to side.

First Floor Landing

Built in double length airing cupboard. Loft access with electric folding ladder. Double glazed Georgian style window to rear. Doors to all rooms. Door to:-

Bedroom One

15'4" x 12'4"

Two built in eaves storage cupboards. Radiator. Double glazed Georgian style window to rear.

Bedroom Two

14'9" x 11'

Built in wardrobes to one wall. Radiator. Two double glazed Georgian style windows to front.

Bedroom Three

11' x 9'8"

Radiator. Double glazed Georgian style window to front.

Bathroom

Modern white suite comprises low level w/c. Over sized vanity wash hand basin with storage drawer under. Panelled bath with over head rainfall shower and separate attachment. Fully tiled walls. Heated towel rail. Extractor fan. Obscured double glazed window to rear.

Outside - Rear

40' approx

South facing. Patio area. Steps leading to garden. Majority laid to lawn. Borders stocked with flowers, shrubs and bushes. Greenhouse and wooden storage shed to remain. Outside lights. Access to front via both sides. Enclosed by panelled fencing.



Outside - Front

Driveway providing ample off street parking. Beds stocked with array of flowers, shrubs and bushes. Tiled area under a storm porch.

Garage/Utility

18' x 9'6"

Fitted rolled edge worksurface with inset stainless steel bowl sink drainer unit. Storage cupboards at eye and floor level. Plumbing for washing machine. Space for tumble dryer. Wall mounted boiler proving heat and hot water throughout. Radiator. Double glazed Georgian style window to side. Electric roller door.

Attic Room

21'6" x 11'4"

Two radiators. Velux window. Built in storage cupboard.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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AML

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



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Call us on
01255 779810
info@fentonsestates.co.uk
www.fentonsestates.co.uk

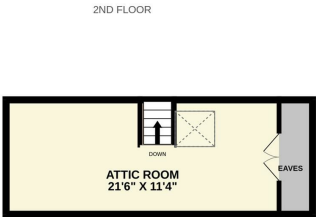
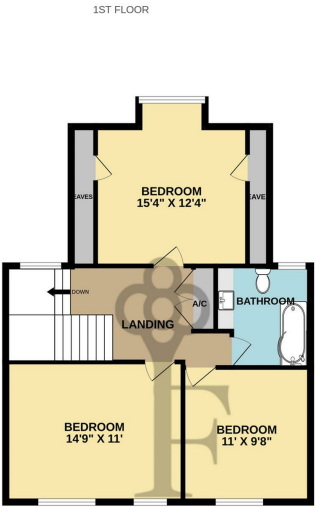
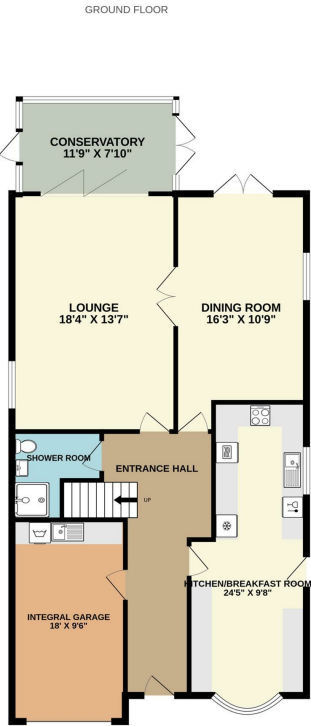
Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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