

OLD ROAD, FRINTON-ON-SEA, ESSEX, CO13 9DA

Price

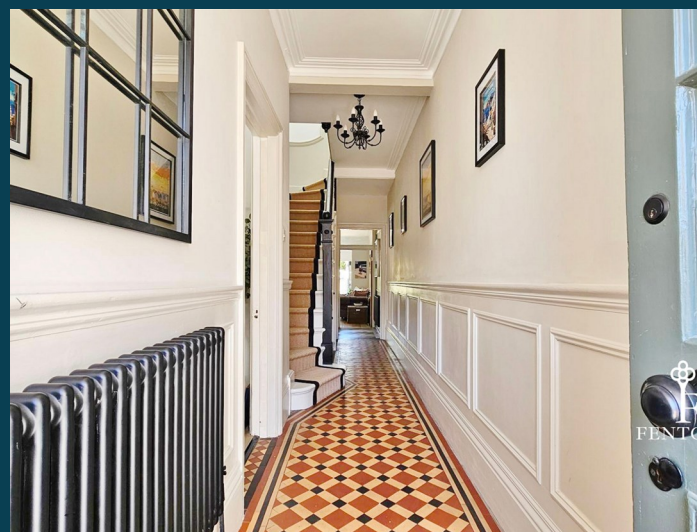
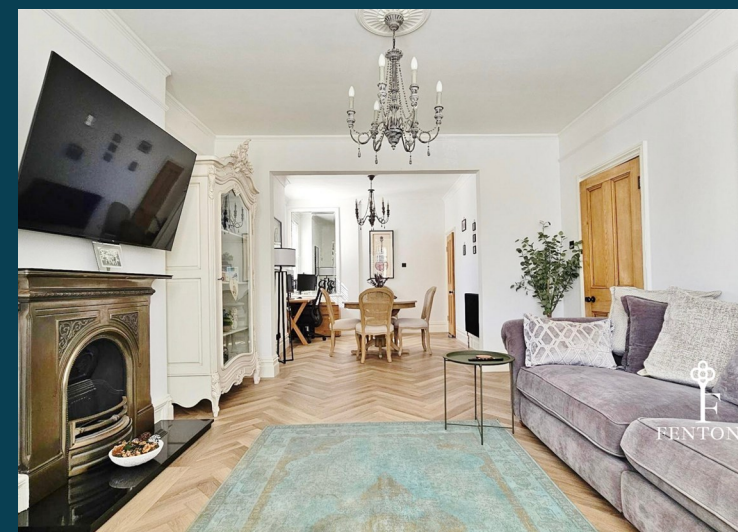
£675,000

FREEHOLD

- Four Bedrooms
- En-Suite & Family Bathroom
- Loft Room
- Extended Snug/Sitting Room With Bi-Folding Doors
- Newly Fitted Kitchen With Quartz Worktops
- West Facing Garden
- Ample Off Street Parking & Garage
- Victorian Period Property
- Close to Frinton's Greensward, Seafront & High Street
- Council Tax Band - D / EPC Rating - D



FENTONS
ESTATE AGENTS



Just off Connaught Avenue and a short walk from Frinton's greensward and beach, Fentons are delighted to bring to market this beautifully modernised and extended, FOUR BEDROOM SEMI-DETACHED period home. It blends stylish contemporary interiors with original character, including high ceilings and an original Victorian tiled entrance hall. Arranged over three floors, the spacious layout includes a lounge diner with LVT flooring, newly fitted kitchen with quartz work tops, extended sitting room with bi-fold doors, ground floor cloakroom, four bedrooms, loft room, en-suite and family bathroom. The WEST FACING rear garden offers a large patio and fitted bar in a private additional garden space, while the front provides ample off street parking and a garage. Ideally located near Frinton's golf, tennis and cricket clubs, and the station with links to London Liverpool Street. An early viewing is highly recommended to avoid disappointment.

Accommodation comprises of approximate room sizes

Obscured hardwood door leading:-

Entrance Hall

Stair flight to first floor. Range of under stairs storage cupboards. Tiled Victorian flooring. Vertical radiator. Door to:-

Lounge/Diner

28'9" x 12'9"

Feature fire surround with granite hearth. Built in storage cupboard. LVT herringbone flooring. Radiator & vertical radiator. Sash style bay window to front with fitted shutters. Sash style window to side.

Kitchen/Breakfast Room

18'6" x 12'5"

Newly installed fitted kitchen with a range of matching fronted units. Granite worksurfaces. Butler sink with mixer tap and granite drainer. Rangemaster to remain with extractor hood above. Further selection of matching units at both eye and floor level. Fitted breakfast bar with base level cupboards under. Integrated dishwasher. Plumbing for washing machine and space for tumble dryer. Space for American style fridge/freezer. Built in larder cupboard with lighting. Eye level wine shelving unit. Under cupboard lighting. Granite splashback. LVT flooring. Vertical radiator. Sealed unit double glazed Velux window to side. Sealed unit double glazed stable style door to side. Door to:-

Cloakroom

Low level w/c. Marble wash hand basin with mixer tap. LVT flooring. Spotlights. Extractor fan. Vertical radiator. Obscured sealed unit double glazed window to side.

Snug/Sitting Room

17'2" x 12'9"

Log burner set in brick surround. Tiled flooring. Vertical radiator. Sealed unit double glazed Velux windows to rear. Sealed unit double glazed bi-folding doors leading onto rear garden.

Landing

Stairs to second floor loft room with under stairs storage. Loft access. Built in storage cupboard with solar panel controls. Vertical radiator. Doors to all rooms. Door to:-

Master Bedroom

15'9" x 10'8"

Vertical radiator. Laminate flooring, Sash style bay window to front.

Bedroom Two

12'9" x 12'3"

Vertical radiator. Laminate flooring. Built in storage cupboard. Feature fireplace. Sealed unit double glazed window to rear.

Bedroom Four

10'2" x 6'1"

Vertical radiator. Laminate flooring. Sash style window to front with fitted shutters.

Bathroom

Modern white suite comprises low level w/c. Pedestal wash hand basin. Roll top bath with shower attachment. Built in airing cupboard housing hot water cylinder and shelving. Part tiled walls. Mosaic tiled flooring. Spotlights. Extractor fan. Wall mounted vertical radiator and towel rail. Obscured sealed unit double glazed window to side.

Bedroom Three

11'9" x 10'8"

Vertical radiator. Oak flooring. Sealed unit double glazed window to rear. Door to:-

En-suite

Modern suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed shower cubicle with wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

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Second Floor Landing

Door to:-

Loft Room/Bedroom Five

17'1" x 10'8"

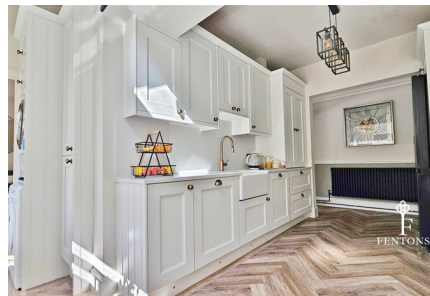
Built in storage cupboard housing boiler providing heat and hot water throughout. Further built in storage cupboards. Spotlights. Sealed unit double glazed Velux windows to front and rear providing dual aspect.

Outside - Rear

Beautifully landscaped South West facing garden. Patio area. Remainder laid to lawn. Beds laid to soil and stocked with an array of trees, shrubs and bushes. Private access door to garage. Gate leading to additional garden laid to paving and AstroTurf. Fitted bar. Shed to remain. Enclosed by panel fencing.

Outside - Front

Hardstanding driveway providing off street parking leading to garage with double doors. Beds stocked with shrubs.



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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

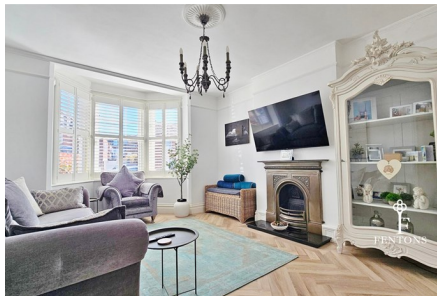
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source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

Disclaimer - Wide Angle Lens Etc

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

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info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

D

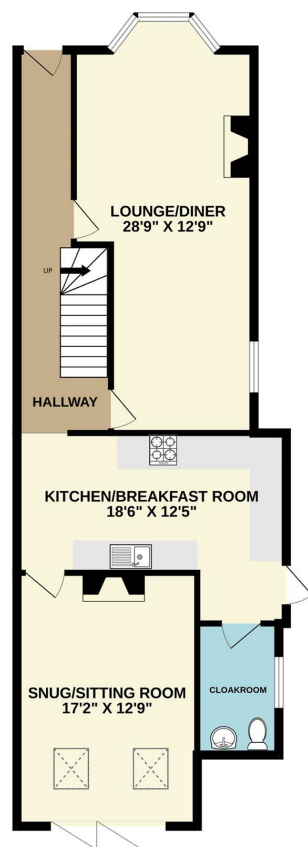


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

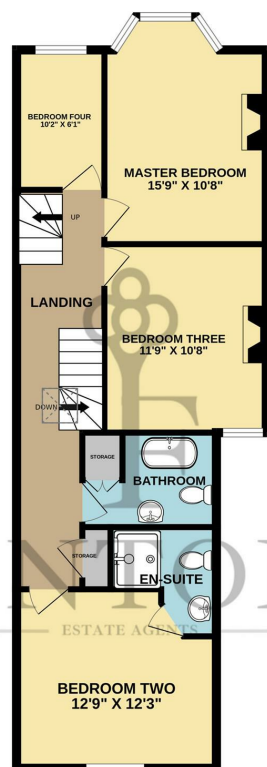
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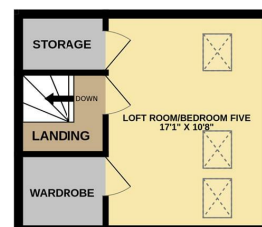
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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