

GLEBE WAY, FRINTON-ON-SEA, ESSEX, CO13 9HR

Price

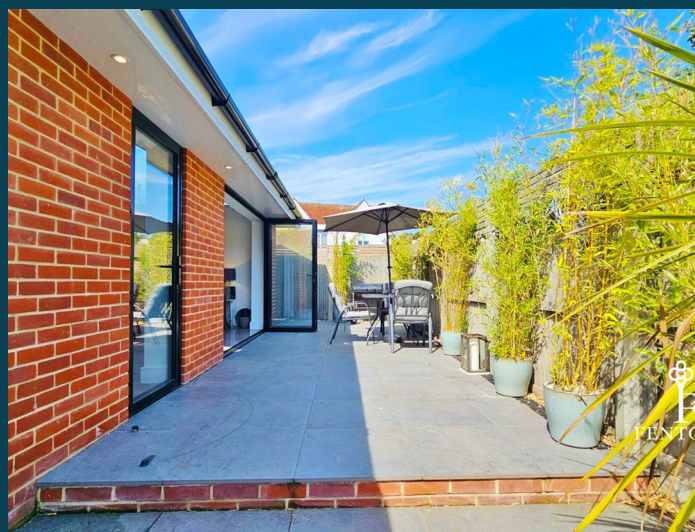
£625,000

FREEHOLD

- Two Bedrooms
- Open Plan Kitchen/Diner/Lounge
 - En-Suite To Master Bedroom
- Individually Designed & Built In 2022
 - Underfloor Heating Throughout
- Ample Off Street Parking With EV Charger
 - Utility Room & Family Bathroom
 - Bespoke Fittings Throughout
- Tree Line Road Inside Frinton Gates
- Council Tax Band - D / EPC Rating - B



FENTONS
ESTATE AGENTS



Fentons Estate Agents are delighted to present this exceptional and individually designed, 2022 built, TWO BEDROOM DETACHED BUNGALOW. Linden Lodge offers a contemporary living with an outstanding specification throughout. The property features a stunning open plan kitchen, dining and living area with impressive vaulted ceilings extending into the hallway, creating a wonderful sense of light and space. The bespoke fitted kitchen is complemented by a full range of integrated appliances, whilst the master bedroom enjoys the luxury of an en-suite shower room. Further benefits include a separate utility room, underfloor heating throughout, self closing rain sensor Velux windows, and integral blinds fitted to all front facing windows. Externally, the property offers a private SOUTH FACING courtyard style garden, together with ample off street parking and an Ohme EV charging point. Glebe Way is conveniently situated approximately within a mile from Connaught Avenue, Frinton-on-Sea railway station and the award winning seafront and Greensward. This outstanding home enjoys easy access to the town's boutique shops, cafés, restaurants and excellent transport links, making it an ideal permanent residence, weekend retreat or investment opportunity. Early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Composite entrance door leading to:-

Hallway

Porcelain tiled flooring with underfloor heating. Loft access with pull down ladder (light connected & fully boarded). Obscured sealed unit double glazed window to side. Sealed unit double glazed Velux window to rear with automatic rain sensor and freestanding control for opening. Door to:-

Bedroom One

12'4" x 10'

Fitted wardrobes with sensor lights. Fitted carpet with under floor heating. Spotlights. Sealed unit double glazed window to front. Pocket slider door leading to:-

En-Suite

Immaculately presented and fitted with a modern suite comprises low level w/c with concealed cistern. Vanity wash hand basin with waterfall mixer tap and drawer under. Walk in shower cubicle with fitted shower screen, wall mounted attachment with rainfall shower and controls. Fully tiled walls. Porcelain tiled flooring with underfloor heating. Extractor fan. Spotlights. Electric heated towel rail. Obscured sealed unit double glazed window to side.

Bedroom Two

12'4" x 9'

Fitted wardrobe with sensor lights. Fitted carpet with underfloor heating. Spotlights. Sealed unit double glazed window to rear.

Bathroom

Stunning modern bathroom suite comprises low level w/c with concealed cistern. Vanity wash

hand basin with waterfall mixer tap and high gloss drawers under. Bath with wall mounted tap controls, mixer tap and shower attachment. Fully tiled walls. Porcelain tiled flooring with underfloor heating. Fitted mirror. Extractor fan. Spotlights. Electric heated towel rail.

Utility Room

5'6" x 5'5"

Fitted with a range of matching eye and floor level cupboards. Granite worksurfaces. Inset granite sink with mixer tap. Plumbing for washing machine. Integrated freezer. Pull out laundry basket cupboard. Wall mounted combination boiler providing heat and hot water throughout. Granite splashback. Porcelain tiled flooring with underfloor heating. Extractor fan. Spotlights. Sealed unit double glazed window to rear.

Kitchen/Diner/Lounge

19'4" x 17'11"

Fitted with a range of matching fronted units. Granite effect worksurfaces. Inset granite sink with instant hot water tap. Inset four ring induction hob with inset extractor. Pull out electric sockets. Granite overhang ideal for bar stool seating. Range of floor level cupboards and drawers. Integrated dishwasher, wine cooler and fridge/freezer. Built in eye level double electric ovens. Range of additional storage cupboards. Porcelain tiled flooring with underfloor heating. Spotlights. Sealed unit double glazed Velux window to rear with automatic rain sensor and wall mounted control for opening. Sealed unit double glazed pitched window to side. Range of sealed unit double glazed windows with tilt and turn feature and inset controllable blinds. Sealed unit double glazed door leading to courtyard garden. Sealed unit double glazed bi-folding doors leading to:-

Outside - Rear

Low maintenance and secluded garden laid to paving. Sheds to remain. Soffit lighting and wall lights. Outside tap and sockets. Access to front via both sides. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing off street parking. Porcelain tiled steps leading to entrance door. Private south facing courtyard front garden laid to porcelain tiles with feature trees and shrubs. Outside socket. Ohme EV charging point. Additional beds stocked with trees. Soffit lighting.

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

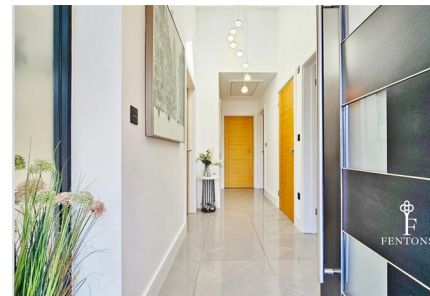
(Telephone, Broadband & Mobile Coverage): For Current

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.



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REFERRAL FEES

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

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.



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Council Tax Band
D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		81
(69-80) C		
(55-68) D		
(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



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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