

8, Brent Close

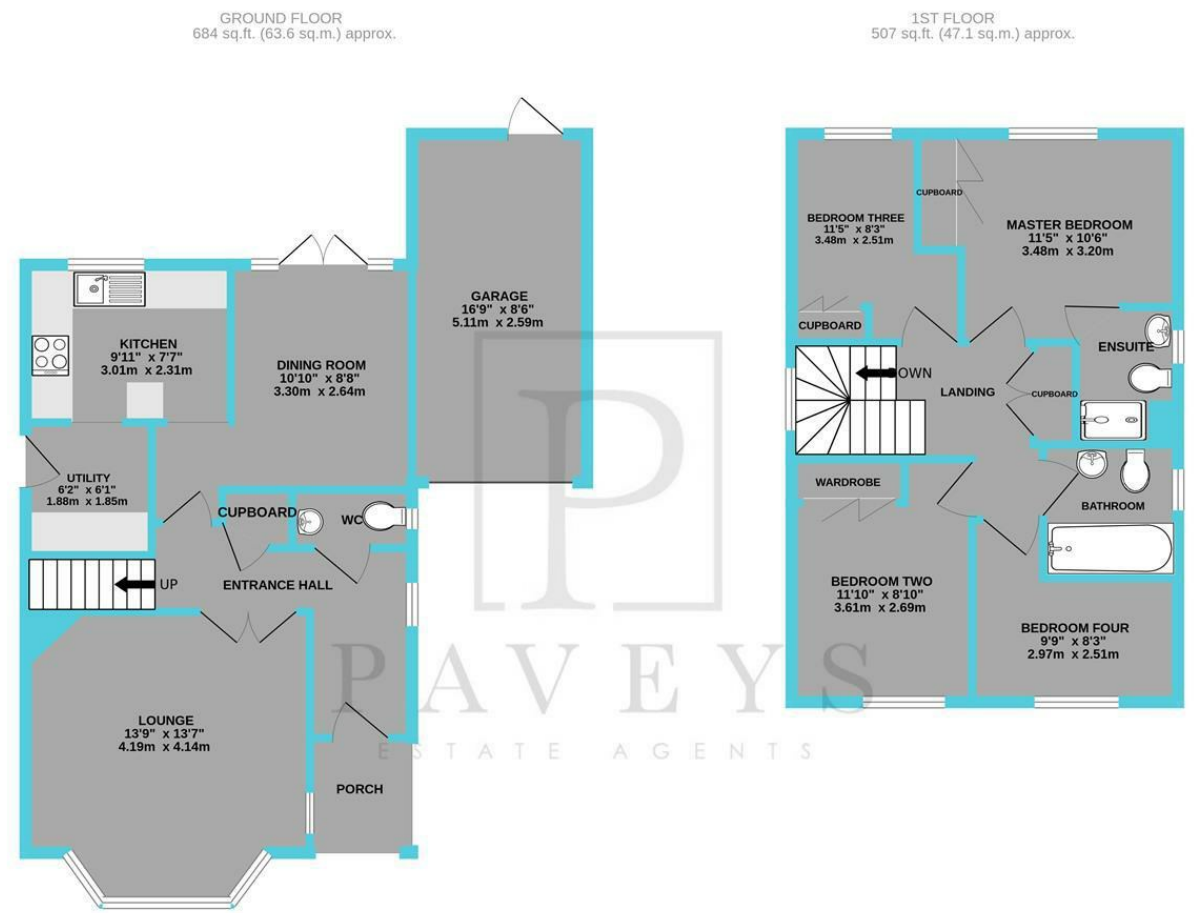
Frinton-On-Sea, CO13 0UT

Price £355,000 Freehold



PAVEYS  
ESTATE AGENTS

NO ONWARD CHAIN!! THIS FANTASTIC FAMILY HOME with BEAUTIFUL SOUTH WESTERLY FACING GARDEN positioned in a small peaceful cul-de-sac on the Frietuna Development. This much loved family home offers a, lounge with newly installed feature log burner, fitted kitchen with attached utility room, dining room, master bedroom with en suite shower room, three further double bedrooms, ample storage and bathroom. The sunny rear garden is very private and stocked with a vast array of flowers and shrubs. There is ample off road parking to the front of the property leading to the garage. Brent Close is positioned within easy reach of local shops, schools, open green spaces, transport links and the new Tescos Store at the Triangle Shopping Centre. An internal viewing is highly recommended. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A	86	88	
(81-91) B			
(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	EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1191 sq.ft. (110.6 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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**PORCH**  
Open storm porch with tiled step, exterior lighting.

**ENTRANCE HALL**  
Harwood entrance door to front aspect, laminate flooring, coved ceiling, stair flight to First Floor, built in cupboard, radiator.

**LOUNGE 13'9" x 13'7" (4.19m x 4.14m)**  
Double glazed bay window to front, laminate flooring, coved ceiling, recessed brick fireplace with inset log burner and wooden mantle (newly installed as advised by vendor), TV point, radiator.

**CLOAKROOM**  
White suite comprising low level WC and wash hand basin. Double glazed window to side, fitted carpet, radiator.

**KITCHEN 9'11" x 7'7" (3.02m x 2.31m)**  
Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in AEG oven, gas hob with extractor over, space and plumbing for dishwasher. Double glazed window to rear, vinyl flooring, coved ceiling, part tiled walls, open access to Utility Room.

**UTILITY ROOM 6'2" x 6'1" (1.88m x 1.85m)**  
Fitted sink unit with work top over, inset stainless steel sink and drainer with mixer tap and tiled splash back. Door to garden, laminate flooring, space and plumbing for washing machine, space for under counter fridge, radiator.

**DINING ROOM 10'10" x 8'8" (3.30m x 2.64m)**  
Double glazed double doors and matching full height panel windows to rear garden, fitted carpet, coved ceiling, radiator.

**FIRST FLOOR**

**FIRST FLOOR LANDING**  
Double glazed window to side, fitted carpet, coved ceiling, loft hatch, radiator.

**MASTER BEDROOM 11'5" x 10'6" (3.48m x 3.20m)**  
Double glazed window to rear, fitted carpet, coved ceiling, built in double wardrobe, door to Ensuite, radiator.

**ENSUITE TO MASTER BEDROOM**  
White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to side, vinyl flooring, part tiled walls, radiator.

**BEDROOM TWO 11'10" x 8'10" (3.61m x 2.69m)**  
Double glazed window to front, fitted carpet, coved ceiling, radiator.

**BEDROOM THREE 11'5" x 8'3" (3.48m x 2.51m)**  
Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.

**BEDROOM FOUR 9'9" x 8'3" (2.97m x 2.51m)**  
Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

**BATHROOM**  
White suite comprising low level WC, vanity wash hand basin with cupboards and drawers beneath and bath with shower over. Double glazed window to side, LVT flooring, coved ceiling, part tiled walls, chrome heated towel rail.

**OUTSIDE FRONT**  
Lawn area with flowers and shrubs, hardstanding driveway to the front of the garage, gated access to rear garden.

**OUTSIDE REAR**  
A private unoverlooked garden, lawn area bordered by mature shrubs and plant, established trees, patio are with pergola and established planting over, paved seating area, courtesy door to Garage, timber shed, greenhouse, outside tap, gated access to front.

**GARAGE 16'9" x 8'6" (5.11m x 2.59m)**  
Up and over door, power and light connected (not tested by Agent), courtesy door to rear garden.

**AGENTS NOTES**  
The property has solar panels and back up battery.

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

**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.

**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 will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.