

HOLMBROOK WAY, FRINTON-ON-SEA, ESSEX, CO13 9LW

Price

£795,000

FREEHOLD

- Executive, Extended Detached Property
 - Four Double Bedrooms
- Master Bedroom With Four Piece En-Suite & Dressing Room
 - Three Reception Room
- Modern Fully Fitted Kitchen/Breakfast Room & Utility Room
- Immaculately Presented With High End Finish Throughout
 - Stunning Picturesque Landscaped Rear Garden
 - Inside The 'Gates' Of Frinton-on-Sea
 - Off Street Parking & Garage
 - EPC Rating C/ Council Tax Band - F



FENTONS
ESTATE AGENTS



Situated within the prestigious 'Gates' of Frinton-on-Sea, in a sought after tree lined road, Fentons have the pleasure in bringing to market this EXECUTIVE FOUR DOUBLE BEDROOM DETACHED residence offering exceptional family living in a prime coastal location. Beautifully presented throughout, the property boasts an impressive dining room that flows seamlessly down into a stunning lounge, where triple patio doors frame delightful views across the mature landscaped rear gardens. Further ground floor accommodation includes a cosy snug/home office, a stylish fully fitted modern kitchen/breakfast room with separate utility room, and a contemporary shower room. To the first floor are four well proportioned bedrooms and a family bathroom. The luxurious master bedroom features a superb four piece en-suite with a freestanding bath and leads through to an impressive dressing room, creating a private retreat of outstanding quality. Combining generous accommodation with elegant interiors and stunning landscaped gardens, this outstanding home presents a rare opportunity to acquire a truly exceptional family residence in one of Frinton-on-Sea's most desirable settings.

Accommodation comprises of approximate room sizes

Sealed unit double glazed composite door with matching side panel leading to:-

Hallway

Stair flight to first floor. Two radiators. Oak flooring. Open aspect to kitchen/diner. French doors giving access to living areas. Door to:-

Boot Room

6'9" x 4'2"

Fitted seating with storage under. Wood panelled walls. Oak flooring. Automatic sensor lights.

Kitchen/Diner

21'2" x 10'4"

Fitted with a range of modern matching handle less units. Granite worksurfaces with inset one and a half bowl butler style sink with inset drainer and mixer tap. Inset four ring electric hob with extractor hood above. Further selection of matching units at both eye and floor level. Integrated fridge/freezer, dishwasher and wine cooler. Built in eye level oven with microwave above. Granite worksurfaces with upstands. Oak flooring. Vertical radiator. Two sealed unit double glazed windows to front with fitted shutters. Obscured sealed unit double glazed window to side with fitted shutters. Door leading to:-

Utility

8'3" x 6'3"

Continuation of matching units. Granite worksurface with upstand. Plumbing for washing machine. Space for tumble dryer. Oak flooring. Radiator. Obscured sealed unit double glazed windows to side and rear. Obscured sealed unit double glazed door giving access to rear.

Ground Floor Shower Room

Modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under. Built in shower cubicle with wall mounted electric shower. Part pvc panelled walls and remainder tiled. LVT flooring. Extractor fan. Obscured sealed unit double glazed window to side with fitted shutters.

Dining Area

20'10" x 11'10"

Bespoke fitted shelving and storage with lighting to one wall. Herringbone oak flooring with oak skirting. Underfloor heating. Acoustic panelling to one wall with hidden door to study. Open aspect to lounge with steps down to:-

Lounge

21' x 12'9"

Herringbone oak flooring with oak skirting. Orangery style lantern roof. Underfloor heating. Full length triple patio doors giving access to rear.

Study/Snug

12'9" x 8'9"

Herringbone oak flooring with oak skirting. Underfloor heating. Sealed unit double glazed window to rear.

First Floor Landing

Built in airing cupboard. Loft access with pull down ladder. Radiator. Velux window. Doors to all rooms. Door to:-

Bedroom One

12' x 10'5"

Radiator. Sealed unit double glazed window to rear. Door to:-

En-suite

11'5" x 9'5"

Modern fitted suite comprises low level w/c. Oversized vanity wash hand basin with storage drawers under. Freestanding bath with freestanding mixer tap and shower attachment. Built in double length shower cubicle with integrated controls, shelving and overhead rainfall shower with separate attachment. Heated towel rail. Extractor fan. LVT flooring. Sealed unit double glazed window to rear. Open aspect to:-

Dressing Room

10' x 5'5" to wardrobes

Fitted wardrobes to both sides. LVT flooring. Sealed unit double glazed window to front with fitted shutters.

Bedroom Two

12' x 10'4"

Radiator. Sealed unit double glazed window to rear.

Bedroom Three

10'5" x 9'5"

Radiator. Sealed unit double glazed windows to front and sides with fitted shutters.

Bedroom Four

9'6" x 7'9"

Fitted wardrobes to one wall. Radiator. Sealed unit double glazed window to front with fitted shutters.

Shower Room

Modern suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Triple length fitted shower cubicle with integrated shower, controls and screen. Marble effect pvc wall panelling. Heated towel rail. Extractor fan. LVT flooring. Obscured sealed unit double glazed window to side with fitted shutters.

Outside - Rear

Beautifully manicured and landscaped garden. Raised patio seating area. Garden sectioned off to multiple areas. Part laid to lawn. Borders fully stocked with a mature array of flowers, shrub, trees and bushes. Secluded patio area. Bespoke potting shed. Wooden storage shed. Oriental style garden to bottom with wooden bridge and seated gazebo. Enclosed by panelled fencing. Access to front via side.

Outside - Front

Large driveway providing ample off street parking. Borders well stocked with flowers and shrubs. Outside socket. Double swinging doors leading to garage.



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Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 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

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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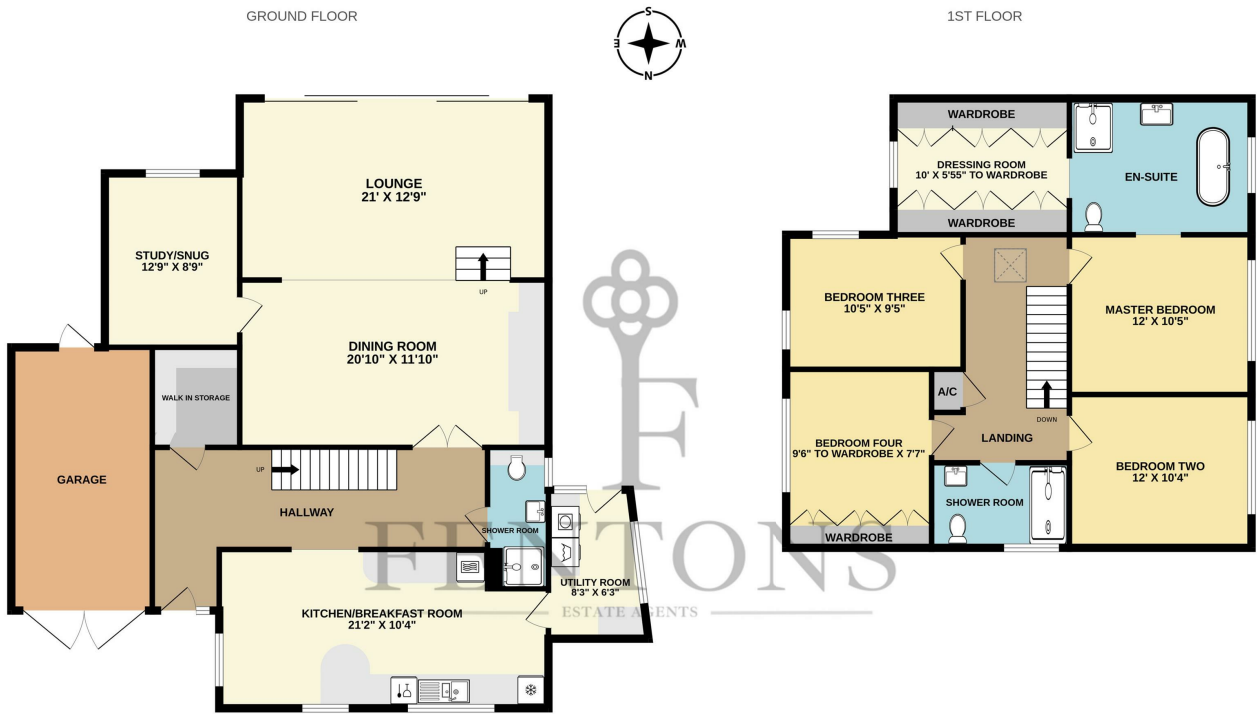
01255 779810

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Council Tax Band

F



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
74		
England & Wales		EU Directive 2002/91/EC 

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