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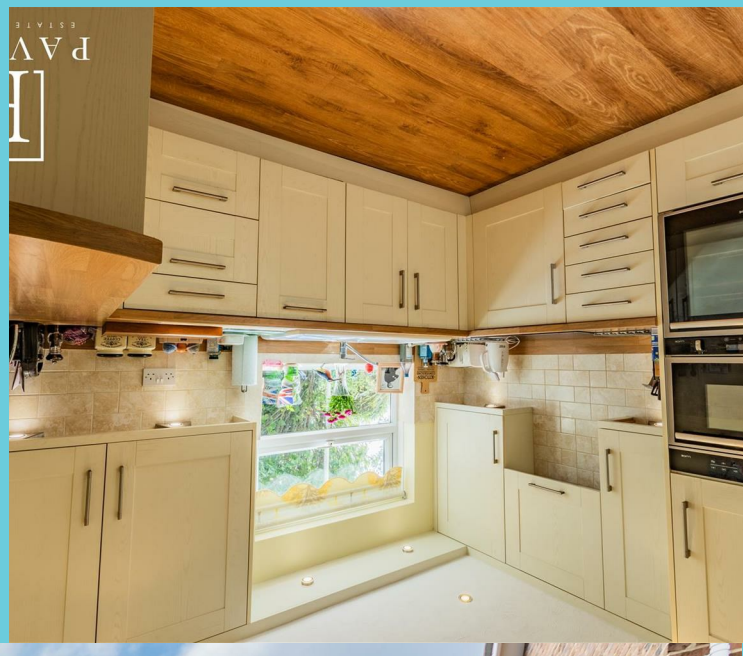
PAVEYS
ESTATE AGENTS



3, Snape Way

Frinton-On-Sea, CO13 0US

Price £410,000 Freehold

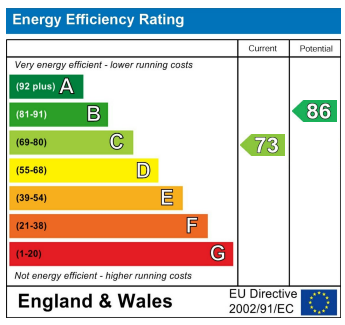
PAVEYS
ESTATE AGENTS

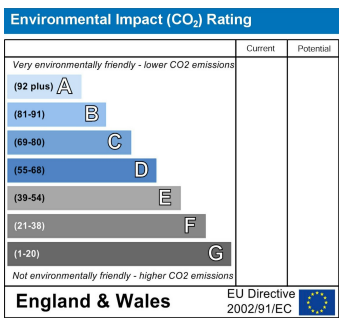
3, Snape Way

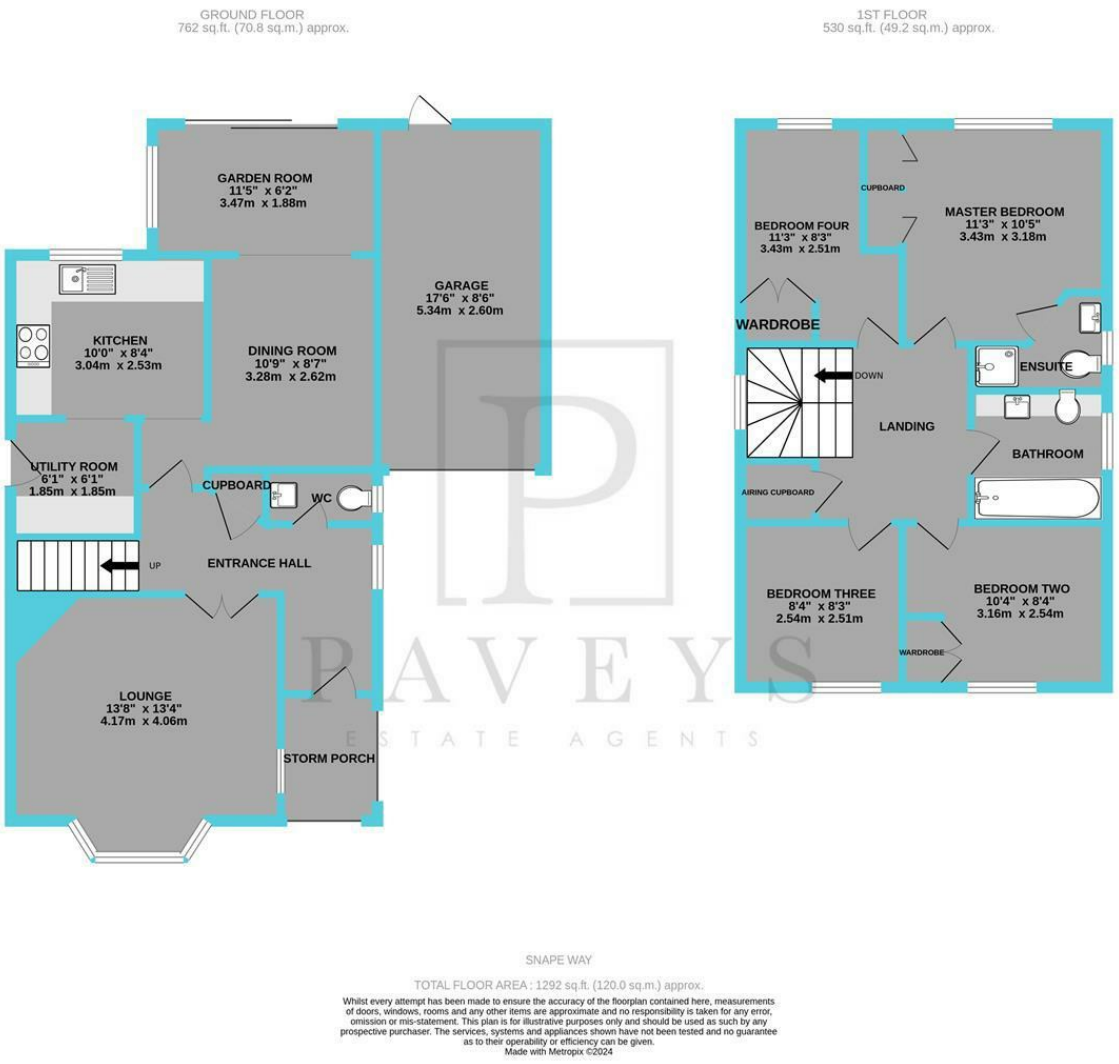
Frinton-On-Sea, CO13 0US

PAVEYS
ESTATE AGENTS

New to the market this is 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, Shaker style kitchen with attached utility 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. Snape Way 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.







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PAVEYS
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PORCH
Enclosed Porch, composite entrance door with double glazed stained glass panels to front, matching side panel, full height double glazed windows to side.

ENTRANCE HALL
Wooden entrance door to front aspect, double glazed window to side, fitted carpet, coved ceiling, stair flight to First Floor, door to Cloakroom, built in storage cupboard, radiator.

LOUNGE 13'8 x 13'4 (4.17m x 4.06m)
Double glazed bay window to front, feature double glazed stained glass to side, fitted carpet, coved ceiling, fireplace recess with surround, TV point, radiator.

CLOAKROOM
White suite comprising low level WC and wash hand basin. Double glazed window to side, laminate flooring, part tiled walls, chrome heated towel rail.

KITCHEN 10' x 8'4 (3.05m x 2.54m)
Shaker style over and under counter units, wood effect work tops, inset white ceramic sink and drainer with mixer tap. Integrated Hotpoint eye level double oven, electric hob with extractor over, integrated slimline dishwasher. Double glazed window to rear overlooking the garden, open access to Utility Room, laminate flooring, coved ceiling, spot lights, part tiled walls, under unit lighting, radiator.

UTILITY ROOM 6'1 x 6'1 (1.85m x 1.85m)
Over and under counter unit, wood effect work top, inset stainless steel sink and drainer with mixer tap. Space for fridge freezer, space and plumbing for washing machine. UPVC double glazed door to side, laminate flooring, tiled splash backs, radiator.

DINING ROOM 10'9 x 8'7 (3.28m x 2.62m)
Fitted carpet, coved ceiling, open access to Garden Room, radiator.

GARDEN ROOM 11'5 x 6'2 (3.48m x 1.88m)
Double glazed sliding patio doors to rear garden, double glazed window to side, fitted carpet, coved ceiling, radiator.

FIRST FLOOR

FIRST FLOOR LANDING
Spacious landing, double glazed window to side, fitted carpet, coved ceiling, built in airing cupboard housing Potterton boiler and hot water tank (not tested by Agent), radiator.

MASTER BEDROOM 11'3 x 10'5 (3.43m x 3.18m)
Double glazed window to rear, fitted carpet, coved ceiling, built in cupboard, door to En-Suite, radiator.

EN SUITE SHOWER ROOM
White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Double glazed window to side, tiled flooring, work top and splash back, chrome heated towel rail.

BEDROOM TWO 10'4 x 8'4 (3.15m x 2.54m)
Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

BEDROOM THREE 8'4 x 8'3 (2.54m x 2.51m)
Double glazed window to front, fitted carpet, coved ceiling, radiator.

BEDROOM FOUR 11'3 x 8'3 (3.43m x 2.51m)
Double glazed window to rear, fitted carpet, coved ceiling, built in wardrobe, radiator.

BATHROOM
White suite comprising low level WC, vanity wash hand basin with drawers and cupboards beneath and bath with mixer tap and shower attachment over. Double glazed window to side, laminate flooring, fully tiled walls, fitted cupboard and wall mounted mirror, chrome heated towel rail.

OUTSIDE FRONT
Block paved frontage with retaining flower and shrub bed, hardstanding driveway to the front of the garage, gated access to rear garden.,

OUTSIDE REAR
A beautifully tendered South Westerly facing garden, very private and stocked with a vast array mature flowers and shrubs. Lawn area, patio area, access to Garage, gated side access to front.

GARAGE 17'6 x 8'6 (5.33m x 2.59m)
Up and over door, wooden courtesy door to rear garden, power and light connected (not tested by Agent).

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

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.