

BLAINE DRIVE, FRINTON-ON-SEA, ESSEX, CO13 0UR

Price

£455,000

FREEHOLD

- Immaculately Presented With Four Bedrooms
 - En-Suite To Master Bedroom
 - High Specification Fully Fitted Kitchen
- Newly Installed Electrics, Windows & Central Heating System
 - Ground Floor Cloakroom
 - Modern Four Piece Bathroom Suite
- Sought After 'Frietuna' Development
 - 40' South Facing Rear Garden
 - Garage & Off Street Parking
- EPC Rating TBC/ Council Tax Band E



FENTONS
ESTATE AGENTS



Having undergone a complete programme of modernisation by the current owners and situated on the sought after 'Frietuna' development, Fentons Estate Agents have the pleasure in bringing to market this IMMACULATE FOUR BEDROOM DETACHED HOUSE. The property boasts a fully fitted kitchen with high-end integrated appliances, ground floor cloakroom, en-suite to master bedroom and a stunning four piece bathroom suite. Located perfectly within easy reach of the 'Triangle' shopping centre, Frinton's seafront, shopping amenities in Connaught Avenue and the mainline railway station with links to London Liverpool Street an early viewing is strongly advised to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed composite entrance door with picture length double glazed window leading to :-

Entrance Hall

Tiled flooring. Sealed unit double glazed Georgian style window to side. Fully glazed door leading to:-

Hallway

Stair flight to first floor. Built in storage cupboard. Tiled flooring. Cast iron feature radiator. Double doors leading to lounge. Sealed unit double glazed Georgian style window to side. Door to:-

Cloakroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Part wood panelled walls. Tiled flooring. Cast iron feature radiator. Obscured sealed unit double glazed Georgian style window to side.

Lounge

13'8" x 11'8"

Vertical cast iron feature radiator. Sealed unit double glazed bay window to front.

Kitchen/Diner

19' x 10'10"

Fitted with a range of modern bespoke fitted fronted units. Quartz worksurfaces with bevelled edges. Inset stainless steel butler style sink with mixer tap. Inset five ring Neff induction hob. Further selection of matching units at both eye and floor level. Built in eye level Neff slide and hide electric ovens. Integrated Neff dishwasher. Integrated washing machine. Carousel corner

units. Pull out bins. Integrated fridge/freezer. Tiled flooring throughout. Vertical cast iron feature radiator. Sealed unit double glazed Georgian style window to rear. Sealed unit double glazed bi-folding doors giving access to rear.

First Floor Landing

Obscured sealed unit double glazed Georgian style window to side. Loft access with pull down ladder housing combination boiler. Doors to all rooms. Door to:-

Master Bedroom

11'5" x 10'4"

Built in wardrobes to one wall. Cast iron feature radiator. Sealed unit double glazed Georgian style window to rear. Door leading to:

En-Suite

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Built in shower with integrated controls and over head rainfall shower with separate attachment. Tiled splashbacks. Part wood panelled walls. Tiled flooring. Cast iron feature heated towel rail. Obscured sealed unit double glazed Georgian style window to side.

Bedroom Two

11'6" x 8'6"

Cast iron feature radiator. Sealed unit double glazed Georgian style window to front.

Bedroom Three

11'4" nar to 9'7" x 6'5"

Built in wardrobes. Cast iron feature radiator. Sealed unit double glazed Georgian style window to rear.



Bedroom Four

10'3" x 5'8" + door recess

Cast iron feature radiator. Sealed unit double glazed Georgian style window to front.

Bathroom

Modern fitted suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Free standing roll top bath with free standing mixer tap. Walk in shower with glass screen and integrated controls with over head rainfall shower and separate attachment. Extractor fan. Tiled flooring. Part wood panelled walls. Cast iron feature towel rail. Obscured sealed unit double glazed Georgian style window to side.

Outside - Rear

40'

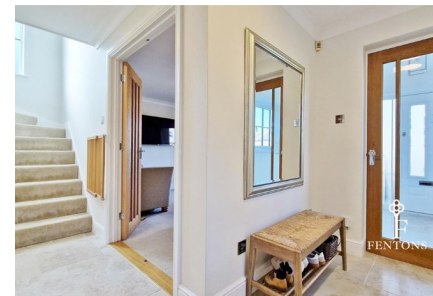
Part patio area. Remainder laid to lawn. Borders well stocked with bushes and shrubs. Outside tap. Wooden storage shed. Private access door to garage. Outside light. Enclosed by panelled fencing. Access to front via side.

Outside - Front

Landscaped with array of bushes. Part shingled area. Hardstanding area providing off street parking leading to garage with and up and over door.

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.



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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

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 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



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Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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GROUND FLOOR

1ST FLOOR



BLAINE DRIVE

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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