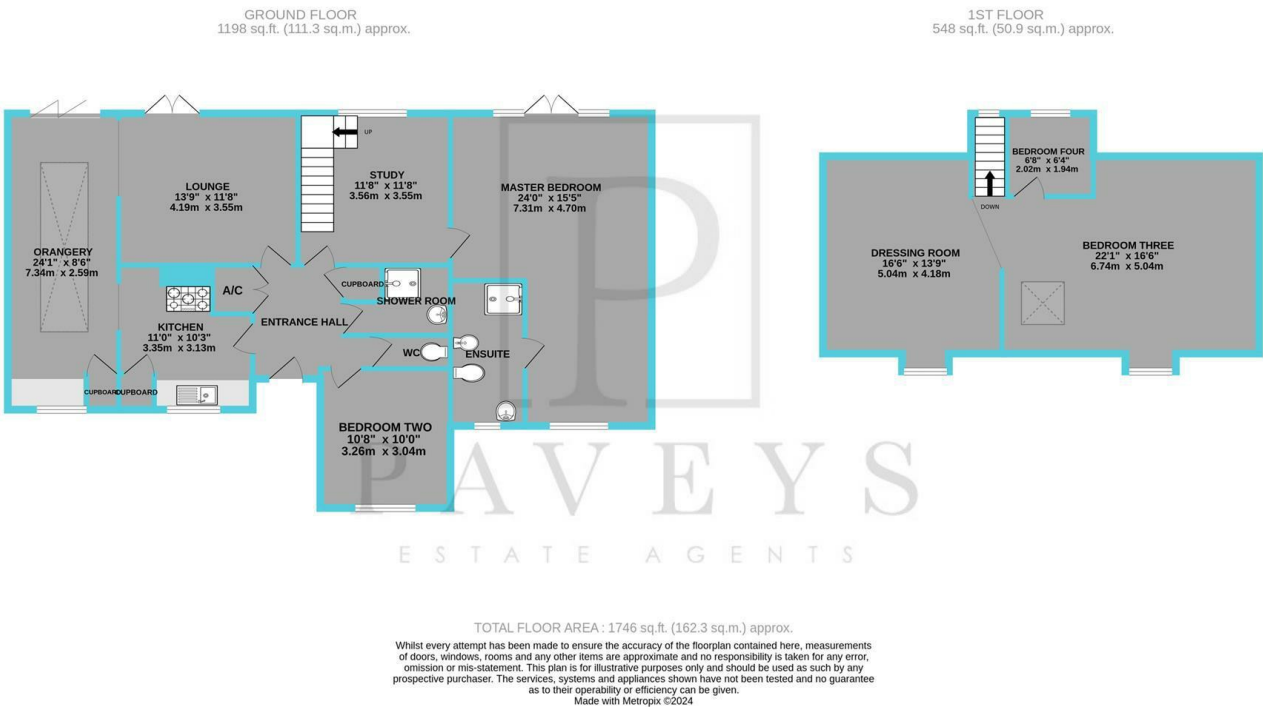




29, The Close  
Frinton-On-Sea, CO13 9LU  
**Price £595,000 Freehold**



Nestled in the heart of the popular coastal town of Frinton-on-Sea and tucked away in a quiet cul-de-sac INSIDE THE FRINTON GATES is this ATTRACTIVE FOUR BEDROOM DETACHED CHALET BUNGALOW. This charming property has been stylishly refurbished and modernised from top to bottom to a very high standard and is to be sold with NO ONWARD CHAIN. The ground floor accommodation offers the formal lounge, stunning 24ft orangery with bi-fold doors to the garden, newly fitted Laura Ashley kitchen, master bedroom with dressing area and en-suite, second double bedroom, shower room and cloakroom. On the First Floor is a spacious 33ft plus bedroom with attached dressing room and a smaller fourth bedroom. The property set on a spacious corner plot and is set back from the road with multiple off road parking. It is surrounded by landscaped and beautifully maintained gardens with a gravel driveway to the front and a private West facing rear garden complete with detached Garden Summer Room/Home Office. The Close conveniently positioned close to the beach, rail services and the independent shops and restaurants in Connaught Avenue. Call Paveys today to arrange your appointment.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             |         |           |                                                                 |         |           |
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) A                                 |         | 84        | (92 plus) A                                                     |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   | 75      |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (39-54) E                                   |         |           | (39-54) E                                                       |         |           |
| (21-38) F                                   |         |           | (21-38) F                                                       |         |           |
| (1-20) G                                    |         |           | (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

**STORM PORCH**  
Feature step to entrance door, exterior light and bell.

**ENTRANCE HALL**  
Double glazed entrance door with inset glass to front aspect, oak flooring, smooth ceiling, built in airing cupboard, built in storage cupboard, radiator.

**CLOAKROOM**  
Laminate flooring, white low level WC and wash hand basin, radiator.

**SHOWER ROOM**  
Suite comprising vanity wash hand basin and walk in double shower with glass screen. Laminate flooring, fully tiled walls, chrome heated towel rail.

**KITCHEN/BREAKFAST ROOM 11' x 10'3 (3.35m x 3.12m)**  
Recently fitted shaker style Laura Ashley kitchen with matching over and under counter units, marble effect roll edge work top, inset twin bowl sink with mixer tap, matching breakfast bar. Belling electric range oven with extractor hood over, space for American style fridge/freezer, dishwasher, built in larder. Double glazed window to front, oak flooring, smooth and coved ceiling, spot lights, wood panelling, tiled splash back, open plan to Orangery, radiator.

**ORANGERY / DINING ROOM 24'1 x 8'6 (7.34m x 2.59m)**  
Double glazed window to front, double glazed bi fold doors to rear garden, feature double glazed roof lantern, oak flooring, panelling to one wall, smooth ceiling, spot lights, built in cupboard, two radiators.

**LOUNGE 13'9 x 11'8 (4.19m x 3.56m)**  
Double glazed French doors to garden, open plan to Orangery, oak flooring, smooth ceiling, feature wood panelling to one wall, wall lights, under floor heating.

**STUDY AREA 11'8 x 11'8 (3.56m x 3.56m)**  
Double glazed window to rear with views over the garden, oak stair case to First Floor, fitted carpet, smooth ceiling, radiator.

**MASTER BEDROOM 24' x 15'5 (7.32m x 4.70m)**  
Double glazed French doors to rear garden with two double glazed side lights, double glazed window to front, fitted carpet, smooth ceiling, dressing room area with extensive range of fitted wardrobes and generous shoe storage wardrobe, door to en-suite, two radiators.

**EN-SUITE TO MASTER BEDROOM**  
White suite comprising low level WC, bidet, pedestal wash hand basin and double walk in shower with glass screen and rainwater shower. Double glazed window to front, laminate flooring, part tiled walls, fitted wall lights, smooth ceiling, chrome heated towel rail.

**BEDROOM TWO 10'8 x 10' (3.25m x 3.05m)**  
Double glazed window to front, laminate flooring, smooth ceiling, fitted sliding wardrobe, radiator.

**FIRST FLOOR**  
**BEDROOM THREE 22'1 x 16'6 (6.73m x 5.03m)**  
Double glazed Velux window to front, double glazed window to front, fitted carpet, smooth and sloping ceiling, spot lights, TV point, eaves storage, open access to Dressing Room, radiator.

**DRESSING ROOM 16'6 x 13'9 (5.03m x 4.19m)**  
Double glazed window to front, fitted carpet, smooth and sloping ceiling, radiator.

**BEDROOM FOUR 6'8 x 6'4 (2.03m x 1.93m)**  
Double glazed window to rear, fitted carpet, smooth ceiling, door to Bedroom Three, radiator.

**OUTSIDE FRONT**  
Gravel driveway providing off road parking for numerous vehicles, mature tree, lawn area bordered by mature plants and hedgerows, well stocked borders and beds, cast iron lamp post, pathway to entrance door, gated access to hardstanding area with ample space for a caravan or campervan, access through to the rear garden.

**OUTSIDE REAR**  
A beautifully maintained secluded and private West facing garden which wraps around the property. Lawn area bordered by mature conifers and railway sleepers, raised decking patio area, paved pathways, hot tub (included), garden summer room (included) and timber shed (included), exterior lighting and power, gated access to front.

**GARDEN SUMMER ROOM**  
Currently used as a Laundry Room with double doors to front aspect, windows to side, pitched roof, power, light and water connected (not tested), space and plumbing for washing machine, space for tumble dryer, exterior power supply.

**OFFICE / WORKSHOP**  
Newly built in 2021, double doors to front, power and light connected, would be ideal for anyone who wishes to work from home.

**AGENT NOTES**  
The property has the benefit of a Hive System which allows you to remotely operate the heating and lighting at the property.

**IMPORTANT INFORMATION**  
Council Tax Band: D  
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 2003**  
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.