

# CAMBRIDGE ROAD, FRINTON-ON-SEA, ESSEX, CO13 9HN

Price

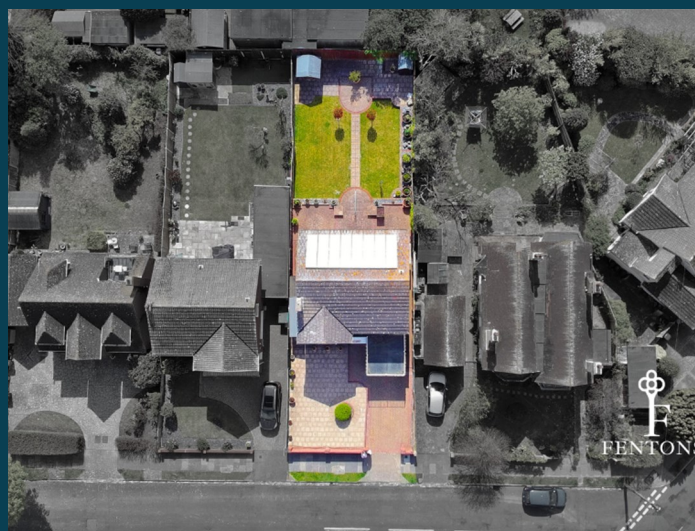
**£675,000**

FREEHOLD

- Detached Property With Four Bedrooms
- Sought After 'College' Roads Inside The 'Gates'
  - Two Reception Rooms
  - En-Suite To Master Bedroom
- Cloakroom & Four Piece Bathroom Suite
- Energy Efficient Property With Solar Panels
  - 60' South/West Facing Rear Garden
  - 21'9" Large Garage & Off Street Parking
  - 150 Metres To Greensward & Seafront
  - EPC Rating C/ Council Tax Band - F



**FENTONS**  
ESTATE AGENTS



Situated on the sought after tree-lined 'College' roads, inside the 'GATES' of Frinton-on-Sea, Fentons have the pleasure in bringing to market this beautifully presented and well maintained FOUR BEDROOM DETACHED FAMILY HOME offering generous and versatile accommodation throughout. The ground floor features an impressive 18' lounge, alongside a separate sitting/dining room with 'French' doors opening onto a 60' south/west facing landscaped rear garden perfect for entertaining and enjoying the afternoon sun. To the first floor, there are four well proportioned bedrooms, with the principal bedroom benefiting from an en-suite bathroom. A stylish four piece family bathroom serves the remaining bedrooms. Ideally located, the property is just 150 metres from the 'Greensward' and Seafont, while Frinton town centre with its range of shops and amenities is within half a mile away. An excellent opportunity to acquire an energy efficient spacious family home in one of Frinton-on-Sea's most desirable locations, call Fentons today.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed entrance door with matching obscured glazed window panel leading to:

#### Hallway

Stair flight to first floor. Radiator. Door leading to walk-in storage cupboard housing solar panel controls. Doors to:

#### Lounge

18' x 12'2"

Ornamental feature fireplace with marble surround. Radiator. Sealed unit double glazed bay window to front. 'French' style doors leading to:

#### Sitting/Dining Room

12'1" x 11'

Radiator. Sealed unit double glazed 'French' style doors with matching full length window panels to rear.

#### Kitchen

16'8" max x 11'

Fitted with a range of matching fronted units. Rolled edge marble effect work surfaces. Inset one and half bowl stainless steel sink drainer unit with mixer tap and fresh water drinking tap. Inset four ring electric hob with integrated extractor fan above. Built in double eye level oven and grill. Further selection of matching units at both eye and floor level. Integrated dishwasher. Two integrated under counter fridges. Integrated under counter freezer. Further under counter freezer. Under counter washing machine. Further selection of matching units at both eye and floor level. Enclosed wall mounted boiler providing heating and hot water throughout. Fitted water softener providing filtered water throughout the property. Under unit lighting. Fully tiled walls. Tiled flooring. Radiator. Two sealed unit double glazed windows to rear. Obscured sealed unit double glazed stable door leading to side.

#### Cloakroom

Modern white suite comprising of low level W/C. Pedestal wash hand basin. Wall mounted mirrored cabinets. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.

#### First Floor Landing

Loft access with pull down ladder (power and lighting connected - fully boarded and carpeted). Radiator. Sealed unit double glazed window to front. Doors to:

#### Master Bedroom

14'5" x 11'

Built in his and her double wardrobes. Radiator. Sealed unit double glazed window to rear. Door leading to:

#### En-Suite Bathroom

Modern white suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. 'Jacuzzi' bath with integrated shower controls and separate shower attachment. Bi-folding fitted shower screen. Fitted wall mounted storage cabinets. Full tiled walls. Tiled flooring with underfloor heating on a separate thermostatic control. Fitted extractor fan. Radiator. Obscured sealed unit double glazed window to rear.

#### Bedroom Two

13' x 12'2"

Built in double wardrobe. Built in storage cupboard. Radiator. Sealed unit double glazed window to front.

#### Bedroom Three

14' x 8'6"

Built in double wardrobe. Radiator. Sealed unit double glazed window to rear.

#### Bedroom Four

10' x 8'

Radiator. Sealed unit double glazed window to front.

#### Family Bathroom

Fitted modern white suite comprising of low level W/C. Vanity wash hand basin with storage cupboard under. Tiled panelled bath with separate shower above. Built in shower cubicle with integrated shower controls and separate shower attachment. Bi-folding shower door. Wall mounted storage cabinets. Fitted extractor fan. Fully tiled walls. Tiled flooring with underfloor heating on a separate thermostatic control. Radiator. Obscured sealed unit double glazed window to side.

#### Outside - Rear

60'

South west facing. Large patio entertaining area. Raised shingled beds. Steps with hand rail leading down to a landscaped lawned garden with a central pathway leading to a further patio area. Two timber storage shed to

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remain. Timber constructed summer house to remain. Outside sockets. Outside light. Garden irrigation water system. Outside tap. Enclosed by panel fencing. Access to front via side gate.

#### Outside - Front

Low maintenance. Feature circular flower bed. Hard standing paved driveway providing off street parking leading to a garage with an electric roller door.

#### Garage

21'9" x 9'9"

Power and lighting connected. Sealed unit double glazed window to side. Private courtesy door to side.

#### 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.

#### 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.

#### REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website



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#### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: F

Payable 2026/2027 £3346.17 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

#### Agents Note

There are 16 solar panels with the property providing an income of £1243 in 2025. There is also a water softener installed providing filtered water throughout the property.



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Call us on  
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[www.fentonsestates.co.uk](http://www.fentonsestates.co.uk)

Council Tax Band

F



| 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



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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