

VILLAGE WAY, FRINTON-ON-SEA, ESSEX, CO13 0PE

Price

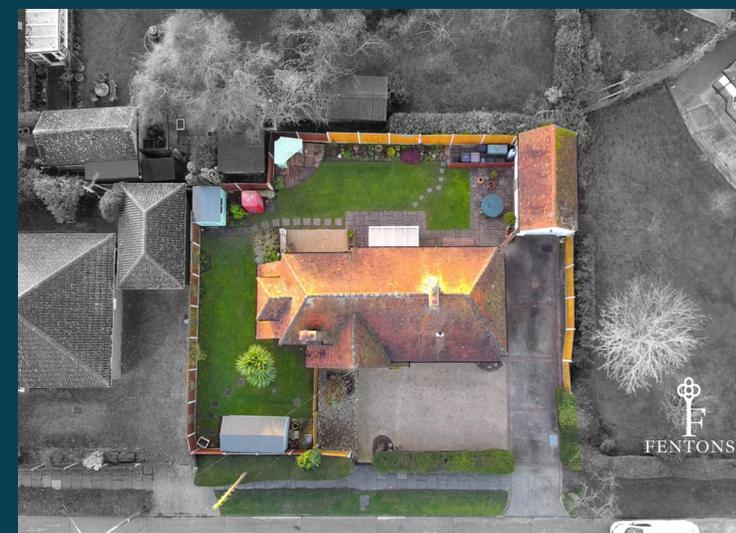
£495,000

FREEHOLD

- Three Double Bedrooms
 - Two En-Suites
 - Two Reception Rooms
 - Secluded, West Facing Garden
 - Sun Room Overlooking Rear Garden
- Side Garden Area With Potential To Extend S.T.P.P.
- Detached Garage & Ample Off Street Parking
 - Non-Estate Position
- Character Property With Beautiful Kerb Appeal
 - Council Tax Band - E / EPC Rating - D



FENTONS
ESTATE AGENTS



Situated in the highly desirable road of Village Way, Fentons are delighted to bring to market this THREE DOUBLE BEDROOM DETACHED FAMILY HOME. This property offers exceptional kerb appeal and occupies a sought after non-estate position, providing both privacy and individuality.

This comfortable family home has been thoughtfully arranged to offer versatile and spacious accommodation throughout. The property boasts three generous double bedrooms, two of which benefit from their own en-suite, making it ideal for modern family living or visiting guests.

On the ground floor, the property boasts natural light and a welcoming layout with the dining room providing a flexible space that could easily be adapted into a downstairs bedroom if required. Externally, the property enjoys a private, unoverlooked West Facing garden whilst occupying a side garden with potential to extend and showcases beautiful character throughout. An early viewing is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes:

Hardwood character style door leading to:

Entrance Hall

Stair flight to first floor with sealed unit double glazed window to front. Large under stairs storage cupboard with alarm system and light connected with double glazed window to front. Radiator. Doors to:

Cloakroom

Low level WC with work surface above. Vanity wash hand basin with mixer tap and cupboard under. Tiled splashback. Laminate flooring. Fitted cupboard. Radiator. Two sealed unit double glazed windows to front.

Lounge

16'11" x 11'11"

Brick featured fireplace with potential open fire. Wall lights. Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors leading to unoverlooked rear garden.

Dining Room

16'5" x 10'11"

Brick featured fireplace. Radiator. Sealed unit double glazed windows to side and front aspect.

Kitchen

12'10" x 8'5"

Fitted with a range of matching fronted units. Wooden rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit with open outlook into sun room and secluded garden. Inset four ring gas hob with extractor hood above. Built in double eye level electric oven. Further selection of units both at eye and floor level. Plumbing for washing machine. Integrated fridge/freezer. Integrated dishwasher. Pull out pantry cupboard. Glass display units. Under cupboard lighting. LVT flooring. Part tiled walls. Spotlights. Open access to:

Breakfast Room

9'2" x 5'10"

Tiled flooring. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed double doors leading to unoverlooked rear garden.

Landing

Radiator. Doors to:

Master Bedroom

16'4" into bay x 11'11"

Radiator. Sealed unit double glazed windows to front and rear. Sealed unit double glazed bay window to side. Door to:

En-Suite

White suite comprises of low level WC. Wash hand basin. Enclosed shower cubicle with tri-folding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Loft access. Spotlights. Obscured sealed unit double glazed window to rear.

Bedroom Two

11'8" x 10'11"

Large built in airing cupboard housing hot water cylinder and wall mounted combination boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear. Door to:

En-Suite

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed shower cubicle with tri-folding door and wall mounted shower attachment. Part boarded walls. Tiled flooring. Inset shelving area providing work surface under and spotlights above. Spotlights. Wall mounted heated towel rail. Extractor fan.

Bedroom Three

11' max x 8'5"

Radiator. Sealed unit double glazed window to rear.

Bathroom

Pedestal wash hand basin. Enclosed panelled bath. Built in storage cupboard. Inset shelving area. Fully tiled walls. Wall mounted heated towel rail. Obscured sealed unit double glazed windows to front.

Outside - Rear

Unoverlooked West Facing garden partly laid to paving ideal for seating. Remainder laid to lawn. Borders stocked with flowers. Outside lighting. Access to front via side gate within easy reach of detached garage. Shed to remain. Enclosed by panelled fencing.

Outside - Side

Side garden laid to lawn ideal for extending S.T.P.P. Large workshop. Access to front via side gate. Enclosed by panelled fencing.

Outside - Front

Large block paved driveway providing ample off street parking and potential for an in & out driveway leading to a detached garage with an up and over door. Enclosed by hedges with wooden gate leading to entrance door.



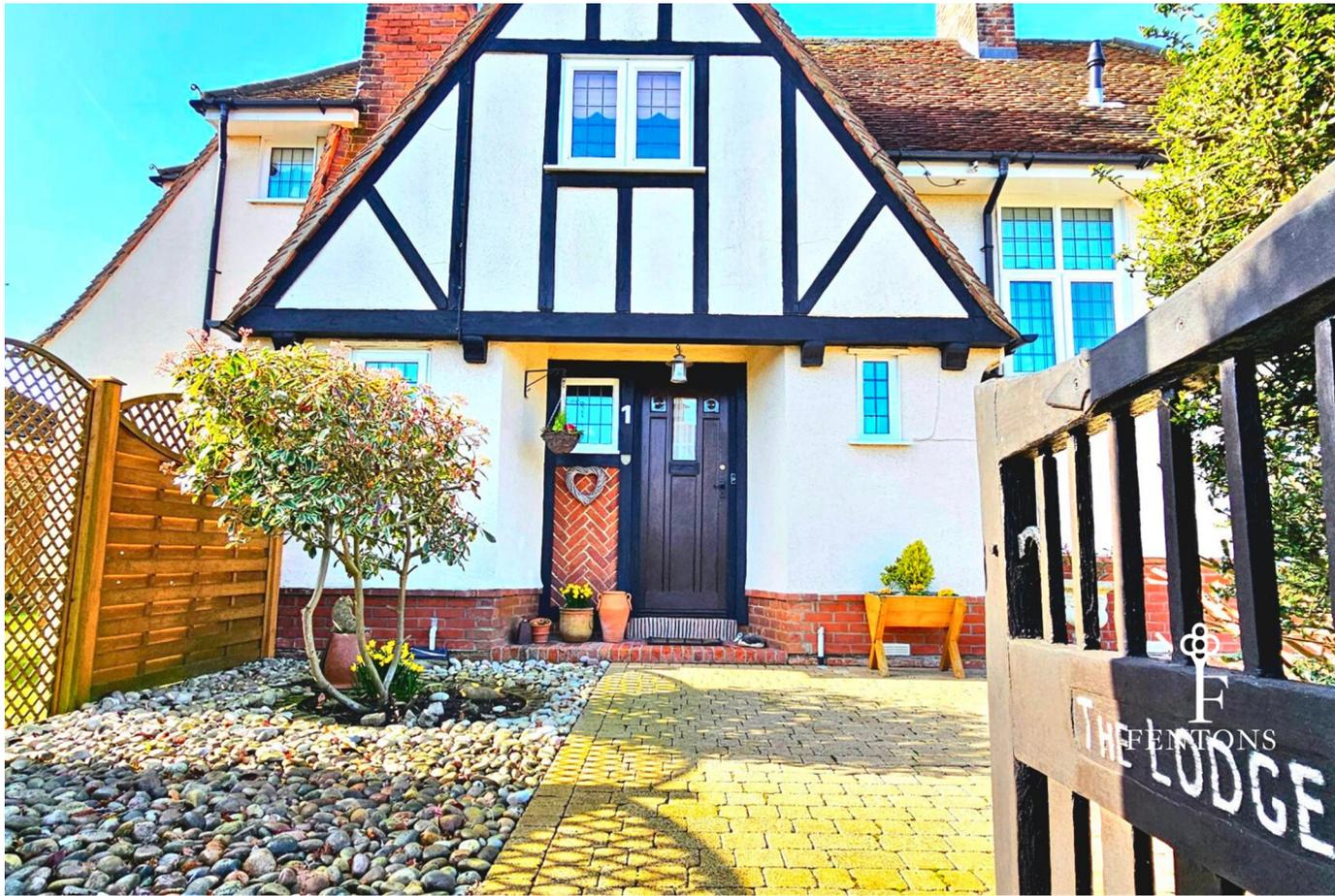
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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2025/2026 £2709.47 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

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

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.



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Call us on

01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

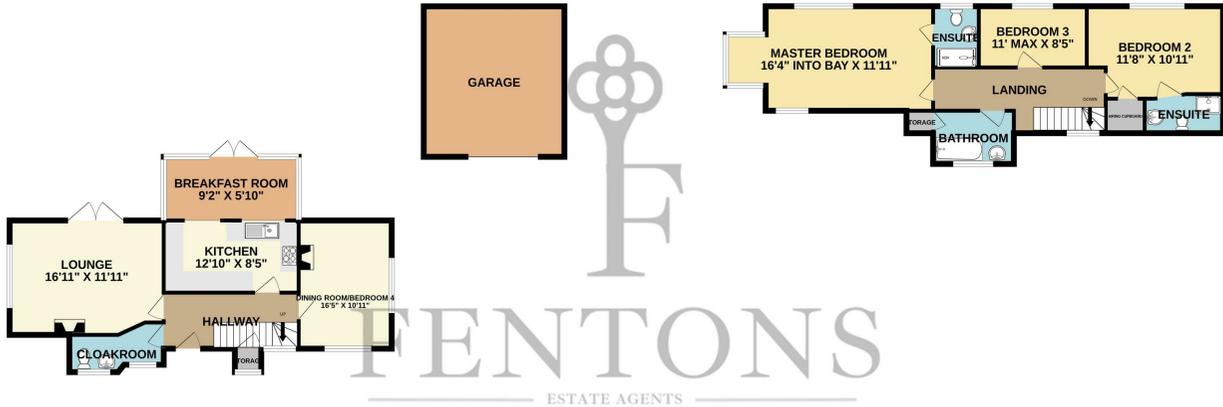
Council Tax Band

E



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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