

# KEN GATWARD CLOSE, FRINTON-ON-SEA, ESSEX, CO13 9FF

Price

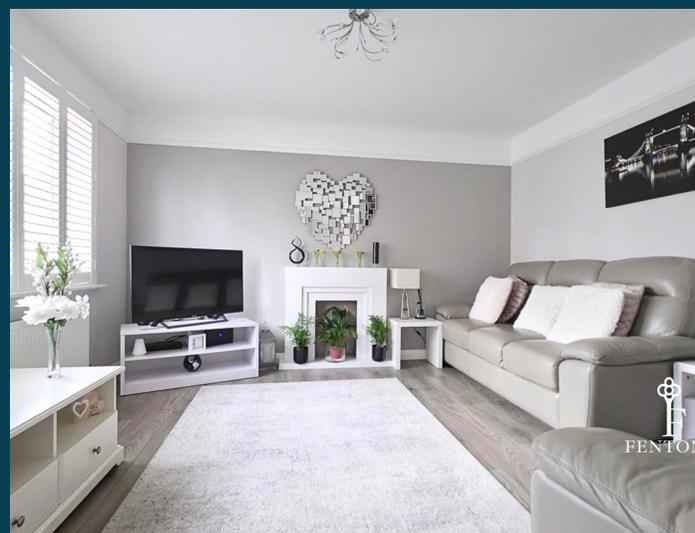
**£480,000**

FREEHOLD

- Four Bedrooms
- En-Suite To Master Bedroom
- Lounge & Sitting Room
  - 19'6" Kitchen/Diner
- Utility Room & Cloakroom
- Secluded Rear Garden
- Quiet Cul-De-Sac Position
  - Inside The Gates
  - Close To Amenities
- EPC Rating B/ Council Tax Band - E



**FENTONS**  
ESTATE AGENTS



**\*\* SHOW HOME CONDITION \*\*** Situated in a quiet cul-de-sac position within the sought after 'Gates' of Frinton-on-Sea, Fentons are delighted to bring to market this immaculate FOUR BEDROOM DETACHED HOUSE. The property boasts a spacious lounge and sitting area to the front and a 16'6" kitchen/diner, along with a utility room and ground floor cloakroom to the rear. On the first floor there are four well proportioned bedrooms, family bathroom and a master bedroom with an en-suite. Ken Gatward Close is conveniently located within half a mile for the town centre, mainline railway station, 'Greensward' and seafront. An early viewing is highly recommended to full appreciate the property which is on offer.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed composite entrance door giving access into:

#### Lounge

15'5" x 12'5"

Ornamental feature fireplace. Wood flooring. Stair flight to first floor. Radiator. Sealed unit double glazed window to front with fitted shutters. Door to kitchen/diner. Open access to:

#### Sitting Room

10'5" x 9'8"

Wood flooring. Radiator. Under stairs storage cupboard. Sealed unit double glazed window to front with fitted shutters.

#### Kitchen/Diner

19'6" x 10'3"

Fitted with a range of modern matching fronted units. Marble effect square edge worksurfaces. Inset bowl sink drainer with mixer tap. Inset four ring gas hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Tiled flooring. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed French style doors giving access to rear. Door to:

#### Utility Room

6' x 5'3"

Continuation of matching units. Wood effect rolled edge worksurfaces with upstands. Plumbing for washing machine. Space for tumble dryer. Wall mounted combination boiler providing heat and hot water throughout. Radiator. Wood flooring. Door to:-

#### Cloakroom

White suite comprises low level w/c. Pedestal wash hand basin with tiled splashbacks. Wood flooring. Radiator. Obscured sealed unit double glazed window to rear.

#### First Floor Landing

#### Main Bedroom

11'4" x 11'1"

Radiator. Sealed unit double glazed window to rear. Door to:-

#### En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower. Tiled splashbacks. Wood effect flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to rear.

#### Bedroom Two

11'6" x 9'

Radiator. Sealed unit double glazed window to front with fitted shutters.

#### Bedroom Three

9'9" x 9'3"

Radiator. Sealed unit double glazed window to front with fitted shutters.

#### Bedroom Four

9' x 6'2"

Radiator. Sealed unit double glazed window to rear.

#### Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath. Tiled

splashbacks. Wood effect flooring. Extractor fan. Radiator.  
Obscured sealed unit double glazed window to front.

#### Outside - Rear

Wood decked area. Part shingled. Remainder laid to lawn.  
Mature beds stocked with flowers, shrubs and bushes. Array  
of trees. Tap. Light. Enclosed by panelled fencing. Private  
access door to garage.

#### Outside - Front

Part shingled. Pathway leading to entrance door under  
storm porch. Hard standing area providing off street parking  
leading to garage with an up and over door.

#### 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



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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.



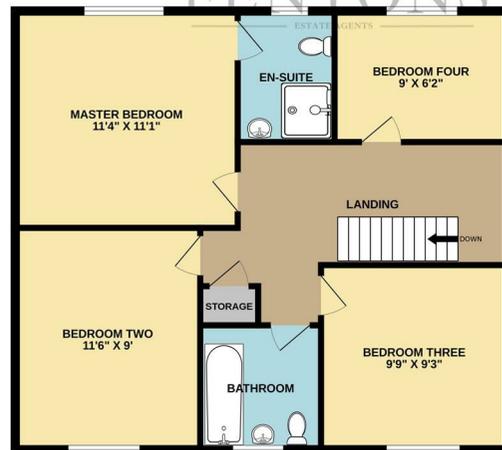
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GROUND FLOOR



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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[www.fentonsstates.co.uk](http://www.fentonsstates.co.uk)

Council Tax Band

**E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	84	
	EU Directive 2002/91/EC	

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