



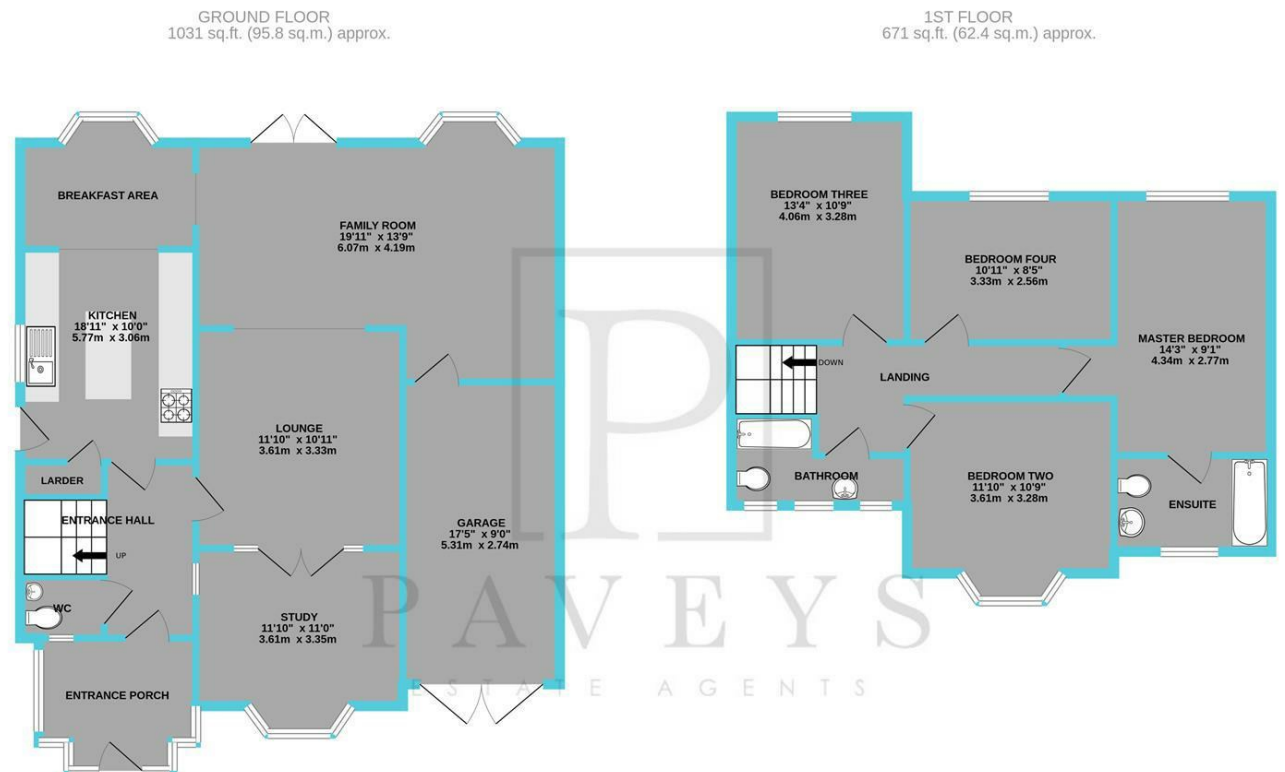
50, Walton Road  
Frinton-On-Sea, CO13 0AG

Price £550,000 Freehold



PAVEYS  
ESTATE AGENTS

Paveys have the pleasure in offering for sale this EXTENDED, OLDER STYLE FAMILY HOME with wonderful SOUTH FACING GARDEN & OUTBUILDINGS. This spacious property literally has space for the whole family with two formal reception rooms, kitchen breakfast room, a bright and sunny family room with doors to the decked terrace, four well appointed bedrooms, ensuite and family bathroom. One of the highlights of this property is the large, beautifully established garden and large decked terrace which makes a perfect entertaining space. The property also benefits from an integral garage, driveway, detached workshop and large shed. It is positioned within easy reach of Frinton Recreation Park, Frinton Bowls Club, shops and supermarkets. Call Paveys to arrange your appointment to view.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.  
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
72	81

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
C	B

**PORCH**  
Enclosed porch with composite entrance door to front aspect, windows to front and side aspects, concrete flooring, smooth ceiling, UPVC double glazed internal door to.

**ENTRANCE HALL**  
Tiled floor, coved ceiling, stair flight to First Floor.

**CLOAKROOM**  
White low level WC and wall mounted wash hand basin. Feature stained glass porthole window to front, double glazed window to side, tiled flooring, coved ceiling.

**KITCHEN/BREAKFAST ROOM 18'11 x 10' (5.77m x 3.05m)**  
Over and under counter units, matching island, wooden effect work tops, inset stainless street sink and drainer with mixer tap. Space for cooker, fitted extractor hood, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler (not tested by Agent). Double glazed bay window to rear overlooking the garden. Double glazed window to front, UPVC double glazed window and door to side, part tiled/part laminate flooring, door to larder, tiled splash backs, spotlights, open access to Family Room.

**FAMILY ROOM 19'11 x 13'9 (6.07m x 4.19m)**  
Double glazed double doors to rear garden, double glazed bay window to rear with views over the garden, double glazed Velux window to rear, laminate flooring, smooth ceiling, spotlights, feature wood burner with slate hearth, open access to Lounge.

**LOUNGE 11'10 x 10'11 (3.61m x 3.33m)**  
Wooden glazed double doors and side panels to Study, double glazed window to side, laminate flooring, coved ceiling, wall lights, TV point, radiator.

**STUDY 11'10 x 11' (3.61m x 3.35m)**  
Double glazed bay window to front, glass brick window to side, laminate flooring, feature brick open fireplace with tiled hearth, coved ceiling, wall lights, radiator.

**FIRST FLOOR**  
**FIRST FLOOR LANDING**  
Double glazed window to side, exposed floor boards,

**MASTER BEDROOM 14'3 x 9'1 (4.34m x 2.77m)**  
Double glazed window to rear overlooking the garden, fitted carpet, door to ensuite, radiator.

**ENSUITE TO MASTER BEDROOM**  
White suite comprising low level WC, pedestal wash hand basin and bath. Double glazed window to rear, tiled floor, smooth ceiling, part tiled walls, extractor fan, radiator.

**BEDROOM TWO 11'10 x 10'9 (3.61m x 3.28m)**  
Double glazed bay window to front, fitted carpet, radiator.

**BEDROOM THREE 13'4 x 10'9 (4.06m x 3.28m)**  
Double glazed window to rear overlooking the garden, fitted carpet, radiator.

**BEDROOM FOUR 10'11 x 8'5 (3.33m x 2.57m)**  
Double glazed window to rear overlooking the garden, fitted carpet, radiator.

**BATHROOM**  
White suite comprising low level WC, vanity wash hand basin and bath. Double glazed windows to front, tiled floor, smooth ceiling, part tiled walls, extractor fan, radiator.

**OUTSIDE FRONT**  
Lawn areas with retaining hedgerows, driveway to the front of the garage, gated access to rear garden.

**OUTSIDE REAR**  
A beautiful South facing garden laid to lawn and stocked with a vast array of established planting including trees, shrubs and flowers. Generous raised decking area which stretches across the rear of the property providing a wonderful eating and entertaining space. To the rear of the garden is an additional gated garden with established shrubs and plants.

**OUTBUILDINGS**  
The property has two timber outbuildings including a workshop (23'7x11'9) and large shed.

**INTEGRAL GARAGE 17'5 x 9' (5.31m x 2.74m)**  
Twin wooden doors to front aspect, integral door to Family Room.

**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 2017**  
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of our publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

**REFERRAL FEES**  
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.