

FERNDOWN ROAD, FRINTON-ON-SEA, ESSEX, CO13 9LT

Price

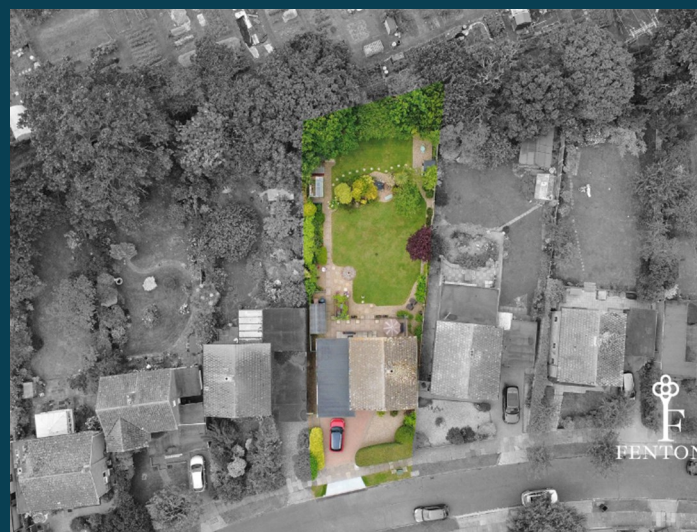
£575,000

FREEHOLD

- Three Double Bedrooms
- Tree Lined Road Inside The 'Gates'
 - Three Reception Rooms
- 95' Secluded, West Facing, Landscaped Rear Garden
- Ground Floor Cloakroom & First Floor Shower Room
 - 17'3" Garage/Utility Room
 - Field Views
- Well Presented Throughout
- Quiet, Cul-De-Sac Position
- EPC Rating TBC/ Council Tax Band - E



FENTONS
ESTATE AGENTS



Situated in this tree lined road inside the sought after Frinton 'Gates, Fentons Estate Agents have the pleasure in offering for sale this well presented THREE DOUBLE BEDROOMED DETACHED HOUSE. The property boasts three reception room on the ground floor, one of which is a 13'9" sun room opening onto the stunning 95' landscaped, west facing rear garden. In addition, there is a 17'3" integral garage/utility room, cloakroom and a lounge and separate dining room. On the first floor you will find three double bedrooms and a modern fitted shower room suite. There is off street parking to the front and is conveniently located within easy reach of the shopping amenities in the town centre, mainline railway station and seafront. An early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed composite entrance door with full length obscured glazed side panels leading to:-

Entrance Hall

Wood flooring. Door to hallway. Door to:-

Garage/Utility

17'3" x 9'

Fitted with a range of white matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink and drainer unit with mixer tap. Further selection of matching units at both eye and floor level. Fitted shelving. Plumbing for washing machine and space for tumble dryer. Tiled splashbacks. Obscured sealed unit double glazed window to side. Obscured sealed unit double glazed door giving access to side. Up and over door giving access to front.

Hallway

Stair flight to first floor. LVT wood effect flooring. Radiator. Doors to all rooms. Door to:-

Cloakroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Part tiled walls. LVT wood effect flooring. Radiator. Obscured sealed unit double glazed window to side.

Lounge

20'10" x 11'7"

Fireplace with electric fire under and tiled surround. Ornamental feature shelving. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors giving access to rear. Door to:-

Dining Room

12' x 9'

Vertical radiator. LVT wood effect flooring. Door to lounge. Sealed unit double glazed windows to front and side. Open access to:-

Kitchen

11'4" x 9'

Fitted with a range of modern matching fronted units. Built in larder cupboard. Built in storage cupboard. Wood effect rolled edge worksurfaces with upstands. Inset one and a half bowl sink drainer unit with mixer tap. Inset four ring gas hob with extractor hood above. Built in double eye level oven and microwave. Integrated dishwasher. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Part tiled walls. LVT flooring. Sealed unit double glazed window to front.

Sun Room

13'9" x 7'6"

Tiled flooring. Radiator. Full length double glazed windows to side and rear aspects. Sealed unit double glazed tilt and turn door giving access to rear.

First Floor Landing

Loft access. Built in airing cupboard housing hot water cylinder and wall mounted boiler providing heat and hot water throughout. Doors to all rooms. Door to:-

Bedroom

11'5" x 10'9"

Radiator. Sealed unit double glazed windows to side and rear aspects.

Bedroom

11'4" x 9'8"

Radiator. Sealed unit double glazed windows to side and rear aspects with distant field views.

Bedroom/Office

10'7" to wardrobe x 9'

Built in wardrobes with sliding doors to one wall. Radiator. Sealed unit double glazed window to front.

Shower Room

Modern white suite comprises low level w/c. Vanity wash hand basin with storage drawers. Fitted double length shower cubicle with wall mounted electric shower with rainfall and separate attachments. Fully tiled walls. Heated towel rail. Obscured sealed unit double glazed window to front.

Outside - Rear

95' approx

Beautifully landscaped west facing garden. Patio area. Part wood decked seating area under a veranda. Majority laid to lawn. Shingled areas. Borders well stocked with flowers, shrubs and bushes. Sunken pond with rockery. Brick built barbecue. Glass constructed greenhouse. Summer house. Wendy house. Storage shed. Enclosed by panelled fencing. Outside light. Outside tap. Access to front via side.

Outside - Front

Part shingled area. Array of bushes. Hardstanding paved driveway 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 2026/2027 £2831.38 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

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.



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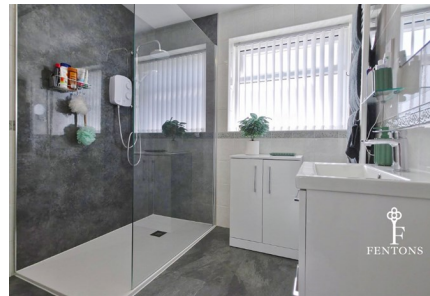


Disclaimer - Wide Angle Lens Etc

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.

REFERRAL FEES

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



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Call us on

01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

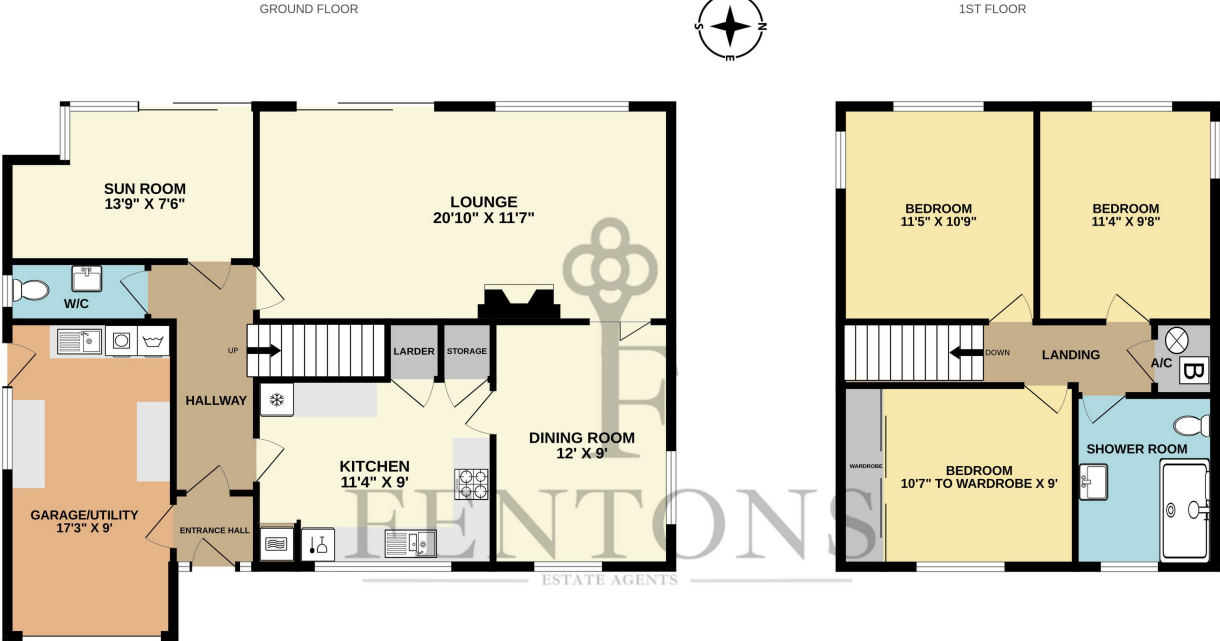
Council Tax Band

E



| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (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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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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