



LAMB & CO

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## ALDRICH CLOSE, FRINTON-ON-SEA, CO13 0FN

PRICE £475,000

A beautifully presented detached home positioned in a peaceful close of just nine homes. Stylishly finished throughout, the property boasts a spacious and versatile layout perfect for family life and entertaining alike.

At the heart of the home, the contemporary open-plan kitchen flows seamlessly into an impressive additional sitting room. This stunning space is bathed in natural light thanks to a striking roof lantern, creating a bright and welcoming atmosphere all year round.

The home is further complemented by a high EPC rating of B, ensuring energy efficiency and lower running costs.

- Four Bedrooms
- Two Reception Rooms
- Utility Room
- Cloakroom
- En Suite
- EPC B
- Underfloor Heating
- Stylish Sash Windows



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### LOUNGE

21'0 x 10'5 (6.40m x 3.18m)



### WC

6'4 x 3'0 (1.93m x 0.91m)



### KITCHEN/DINING ROOM

21'0 x 13'1 (6.40m x 3.99m)



### UTILITY ROOM

5'9 x 5'3 (1.75m x 1.60m)



## SITTING ROOM

12'0 x 9'6 (3.66m x 2.90m)



## EN SUITE

7'0 x 4'9 (2.13m x 1.45m)



## FIRST FLOOR LANDING



## BEDROOM TWO

12'5 x 10'0 (3.78m x 3.05m)



## BEDROOM ONE

13'2 x 10'4 (4.01m x 3.15m)



## BEDROOM THREE

10'6 x 10'3 (3.20m x 3.12m)

## BEDROOM FOUR

10'0 x 9'5 (3.05m x 2.87m)

## BATHROOM

7'7 x 6'6 (2.31m x 1.98m)



## Material Information

Council Tax Band: E

Heating: gas, underfloor

Services: mains

Broadband: ultrafast

Mobile Coverage: O2 - good; EE & Vodafone - likely

Construction: conventional

Restrictions: no

Rights & Easements:

Flood Risk: very low

Additional Charges: no

Seller's Position: needs to find

Garden Facing: north-west

## REAR GARDEN



## Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

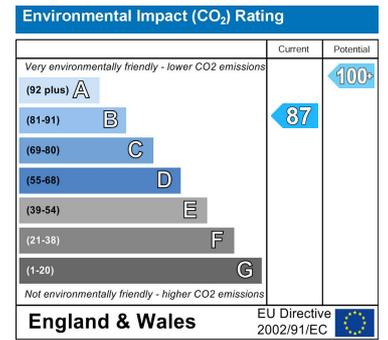
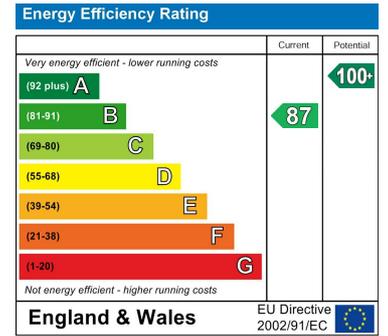
## REAR ASPECT



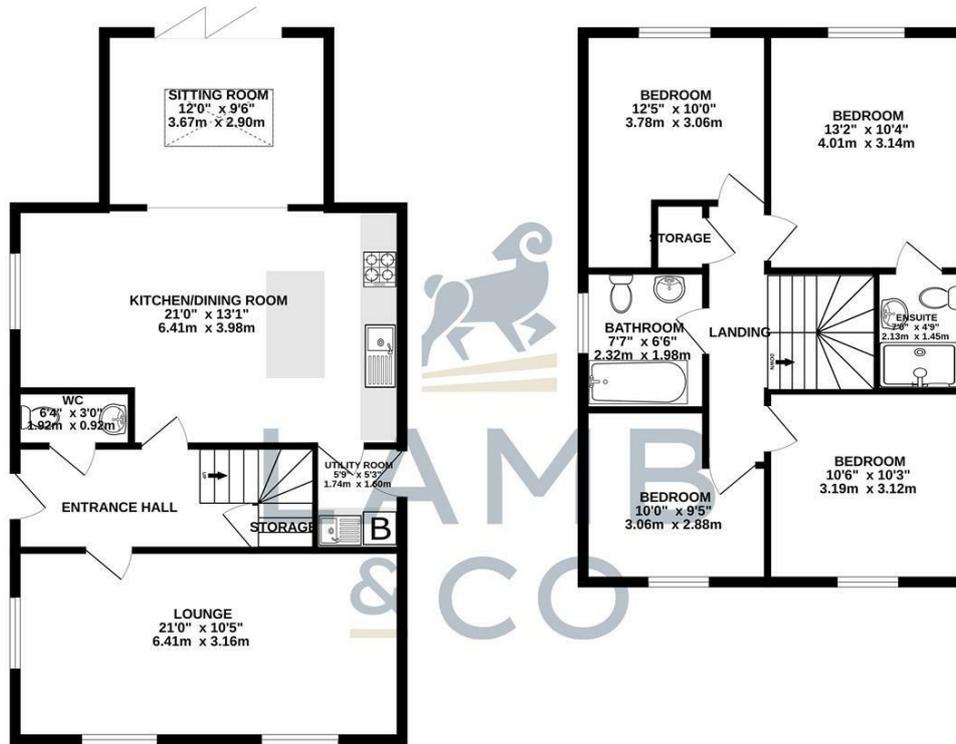
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1352 sq. ft. (125.6 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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