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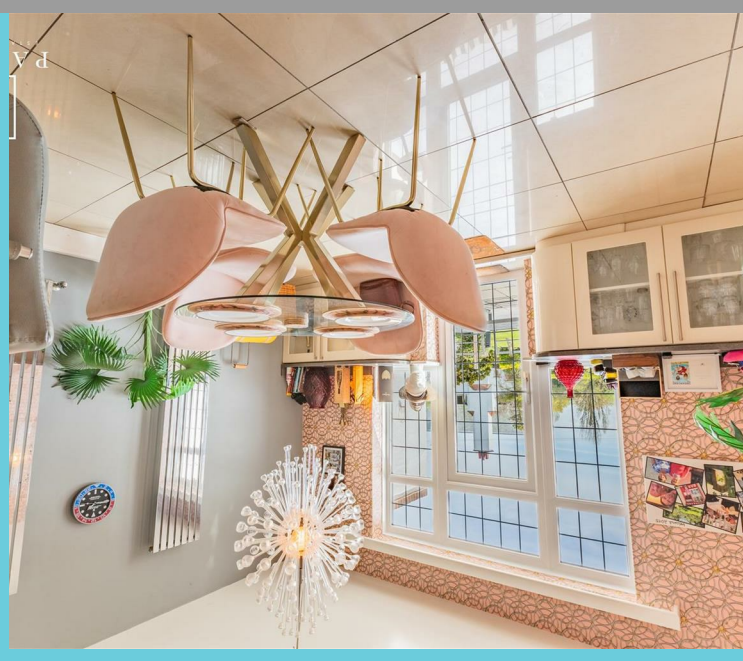
PAVEYS
ESTATE AGENTS



# Muskoka 34, Second Avenue

Frinton-On-Sea, CO13 9ER

**Guide price £1,000,000 Freehold**

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# Muskoka 34, Second Avenue

## Frinton-On-Sea, CO13 9ER

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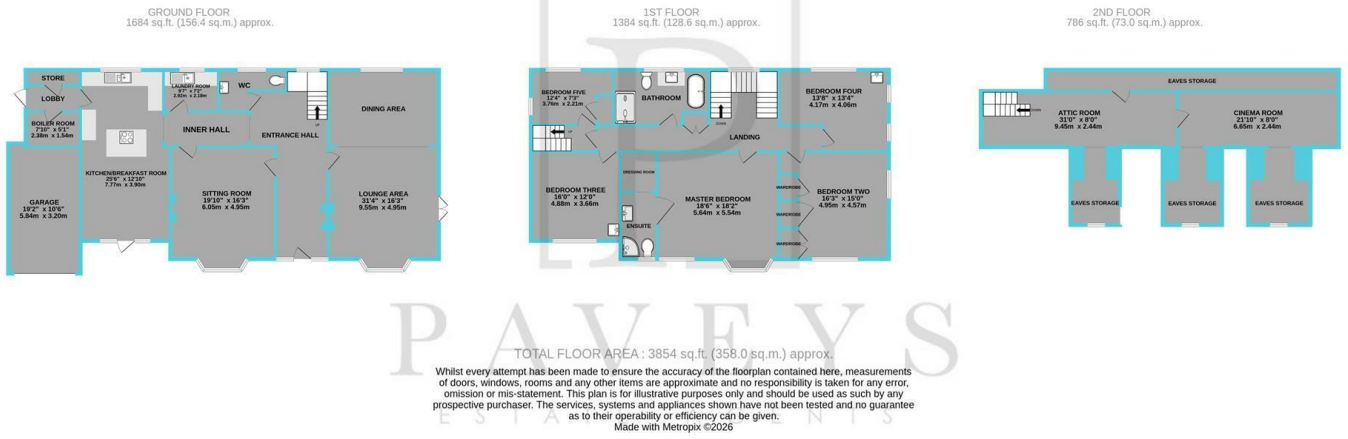
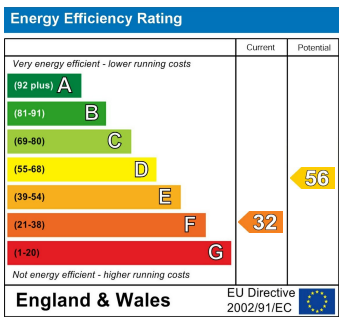
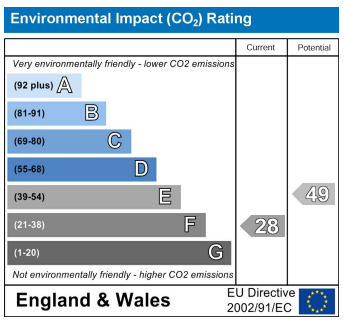
***GUIDE PRICE £1,000,000-£1,100,000*** Paveys have the pleasure in bringing to the market this UNIQUE IMPOSING DETACHED PERIOD PROPERTY positioned in the coveted Second Avenue and a few hundred yards from Frinton's greensward and gorgeous beach. "Muskoka" is an exceptionally charming property which dates back to 1909 and has a wealth of original features and is steeped in local history. Boasting approximately 3,900 sq. ft. of accommodation with two beautiful reception rooms with original herringbone oak flooring, large entrance hall with beautiful staircase, kitchen/breakfast room, master bedroom suite with dressing room and ensuite, four further double bedrooms and modern bathroom. There is a generous attic space with a fully equipped cinema room and games room. The property stands on a large plot approximately a third of an acre of landscaped gardens with a private rear garden and Indian slate west facing terrace which enjoys views over farmland to Great Holland. The front is approached landscaped gardens and a resin sweeping carriage driveway. Frinton's Tennis Club, Cricket Club, Golf Club and shops in Connaught Avenue are close by. An internal viewing is highly recommended in order to appreciate the accommodation on offer. Call Paveys to arrange your appointment to view this unique family home.





# Muskoka 34, Second Avenue

## Frinton-On-Sea, CO13 9ER

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**ENTRANCE HALL 27'8 x 7'10 (8.43m x 2.39m)**
Original half arched part glazed entrance door to front aspect, two windows to front, herringbone sold oak flooring, feature returning stair flight to First Floor, ceiling beams, under stairs cupboard, concealed radiator.

**CLOAKROOM**
Suite comprising low level WC and wall mounted vanity wash hand basin. Double glazed window to rear, tiled flooring, concealed radiator.

**LOUNGE/DINER 31'4 x 16'3 (9.55m x 4.95m)**
Large double glazed bay window to front, double glazed double doors to side aspect, herringbone solid oak flooring, feature open fireplace with Louis style surround with marble effect hearth and inset cast iron grate, smooth and coved ceiling, built in storage cupboard with shelving above, fitted wall lights, two concealed radiators.

**SITTING ROOM 19'10 x 16' (6.05m x 4.88m)**
Double glazed bay window to front, double glazed window to front, herringbone solid oak flooring, feature fireplace with stone surround and matching hearth, wall lights, three concealed radiators.

**KITCHEN/BREAKFAST ROOM 25'6 x 12'10 (7.77m x 3.91m)**
Range of modern high gloss cream fronted under and over counter units, quartz work surfaces with inset under mount sink, feature central island unit with quartz surfaces, inset induction hob and suspended Falmac extractor over, built in double oven, space for fridge/freezer. Double glazed windows and door to the front patio, double glazed window to rear, tiled flooring, built in glass fronted display cabinets, wooden glazed door to Inner Lobby, two upright radiators.

**INNER LOBBY**
Door to garden, door to Boiler Room, walk in larder with double glazed window to rear.

**BOILER ROOM**
Newly installed Ideal wall mounted boiler (not tested by Agent).

**LAUNDRY ROOM 9'7 x 7'2 (2.92m x 2.18m)**
Sink unit with cupboards below, inset single bowl sink and drainer, space and plumbing for washing machine, space for tumble dryer, range of built in cupboards, double glazed window to rear, laminate flooring,

**FIRST FLOOR LANDING**
Large double glazed window to rear with views over the garden, fitted carpet, built in storage cupboards, loft hatch, radiator.

**MASTER BEDROOM 18'6 x 18'2 (5.64m x 5.54m)**
Double glazed windows to front with beautiful field views to Great Holland, fitted carpet, smooth ceiling, concealed access to Dressing Room & En-Suite Shower Room via a fully length mirror to one wall, two concealed radiators.

**EN-SUITE SHOWER ROOM TO MASTER BEDROOM**
White suite comprising low level WC, vanity wash hand basin and corner shower cubicle with spa style jets (not tested). Double glazed window to front, tiled flooring, fully tiled walls, heated towel rail. Door to Dressing Room.

**DRESSING ROOM 6'1 x 5'9 (1.85m x 1.75m)**
Fully fitted with shelving, hanging space and drawers.

**BEDROOM TWO 16'3 x 15' (4.95m x 4.57m)**
Double glazed windows to front and side aspects, fitted carpet, door giving access to concealed glass unit, concealed radiator.

**BEDROOM THREE 16' x 12' (4.88m x 3.66m)**
L shaped room with double glazed windows to front and side aspects, fitted carpet, concealed radiator.

**BEDROOM FOUR 13'8 x 13'4 (4.17m x 4.06m)**
Double glazed windows to rear with partial sea and field views, fitted carpet, vanity wash hand basin, concealed radiator.

**BEDROOM FIVE 12'4 x 7'3 (3.76m x 2.21m)**
Double glazed windows to rear and side aspects, fitted carpet, vanity wash hand basin, concealed radiator.

**BATHROOM 14'9 x 6' (4.50m x 1.83m)**
Newly fitted contemporary four piece white suite comprising low level WC, vanity wash hand basin with illuminated mirror above, feature freestanding bath with mixer tap and large walk in shower with glass screen. Double glazed obscure windows to rear, tiled flooring, fully tiled walls, chrome heated towel rail.

**SECOND FLOOR**

**ATTIC ROOM 31' x 8' (9.45m x 2.44m)**
Laminated floor, access to eaves storage, door to Cinema Room.

**CINEMA ROOM 21'10 x 8' (6.65m x 2.44m)**
Laminate flooring, cinema surround system with a 60" screen with concealed electronics.

**OUTSIDE**

**THE GARDENS**
The property is approached by an approximate 100ft frontage mainly laid to lawn, mature hedgerows, well stocked borders and beds, resin sweeping carriage in and our driveway, ample off road parking for numerous vehicles, access to garage. To the side of the property is a great entertaining space with large West facing Indian slate tiled veranda which enjoys farmland views to Great Holland, gated side access to rear garden. To the rear of the property there is private rear garden with large lawn area bordered by mature conifers and hedgerows, panel fencing, feature octagonal log cabin with feature BBQ and indoor seating decking to the front, access to garage, gated access to front.

**GARAGE 19'2 x 10'6 (5.84m x 3.20m)**
Single garage, up and over door, power and light connected (not tested), courtesy door to rear garden.

**IMPORTANT INFORMATION**
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

**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 us 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.


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