

ROKELL WAY, FRINTON-ON-SEA, ESSEX, CO13 0RZ

Price

£465,000

FREEHOLD

- Three/Four Double Bedrooms
- En-Suite To Master Bedroom
- Sought After 'Frietuna' Development
- Large Corner Plot With 53' South Facing Rear Garden
 - Two Reception Rooms & Conservatory
 - 11'8" Kitchen & Separate Utility Room
 - Modern Fitted En-Suite & Bathroom Suite
- Double Garage & Ample Off Street Parking
 - No Onward Chain
- EPC Rating TBC/ Council Tax Band - E



FENTONS
ESTATE AGENTS



Being offered with NO ONWARD CHAIN and located on the popular 'Frietuna' development is this well presented THREE/FOUR DOUBLE BEDROOM DETACHED HOUSE. The property occupies a large CORNER PLOT and offers spacious accommodation throughout with two reception rooms, kitchen & separate utility room, conservatory and modern fitted en-suite to the master bedroom. Outside to the rear of the property is a secluded 53' x 50' south facing rear garden and to the front is off street parking leading to a DOUBLE GARAGE. Perfectly situated within easy reach of bus routes, shopping amenities at the 'Triangle' shopping centre and town centre an early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Obscured glazed hardwood entrance door with matching obscured glazed window panel leading to:-

Hallway

Stair flight to first floor. Radiator. Doors to all rooms. Door to:-

Cloakroom

Low level w/c. Wash hand basin. Fully tiled walls. Tiled flooring. Obscured double glazed window to rear.

Dining Room/Bedroom Four

12'1" x 9'2"

Radiator. Double glazed leadlight window to front.

Kitchen

11'8" x 9'1"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel one and a half bowl sink drainer unit with mixer tap. Inset four ring Neff gas hob with Neff extractor hood above. Built in double eye level oven. Further selection of matching units at both eye and floor level. Integrated dishwasher. Space for fridge/freezer. Fully tiled walls. Tiled flooring. Radiator. Double glazed window to rear. Open access to:-

Utility Room

8'3" x 6'

Fitted with a range of modern matching fronted units. Wood effect rolled edge worksurface. Inset butler style sink with mixer tap. Plumbing for washing machine. Enclosed wall mounted boiler providing heat and hot water throughout. Part tiled walls. Tiled flooring. Double glazed window to rear. Double glazed door giving access to rear. Door to:-

Double Garage

17'10" x 15'5"

Power and lighting connected. Up and over door to front.

Lounge

21' x 11'9"

Marble fireplace with inset gas fire under. Two radiators. Double glazed leadlight bay window to front. Double glazed patio doors giving access to:-

Conservatory

12'7" x 11'9"

Part brick base. Pitched polycarbonate roof. Radiator. Tiled effect vinyl flooring. Double glazed windows to rear and side aspects. Double glazed French doors giving access to rear. Double glazed door giving access to rear.

First Floor Landing

Built in airing cupboard housing hot water cylinder. Radiator. Loft access. Double glazed window to rear. Doors to all rooms. Door to:-

Bedroom One

13'5" x 12'

Radiator. Double glazed leadlight window to front. Door to:-

En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Built in shower cubicle with wall mounted electric shower. Fully tiled walls. Vinyl flooring. Heated towel rail. Obscured double glazed leadlight window to front.

Bedroom Two

13'1" x 11'9" max

Radiator. Double glazed leadlight bay window to front.

Bedroom Three

10'1" x 8'10"

Radiator. Double glazed window to rear.

Bathroom

Newly fitted with a modern white suite comprises low level w/c. Wash hand basin. Panelled bath with integrated shower controls and rainfall shower with separate attachment. Fitted glass shower screen. Fully tiled walls. Vinyl flooring. Heated towel rail. Obscured double glazed window to rear.

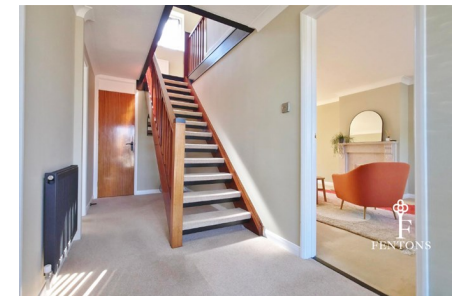
Outside - Rear

53' x 50' approx

Large patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs and bushes. Outside tap. Outside lighting. Access to front via side gate.

Outside - Front

Large corner plot position. Majority laid to lawn. Two mature trees. Shingled beds. Hardstanding area proving ample off street parking leading to double garage. Pathway leading to entrance door under a storm porch.



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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

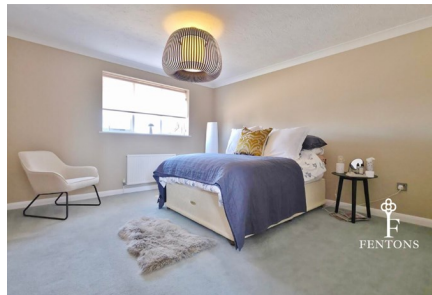
AML

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.

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
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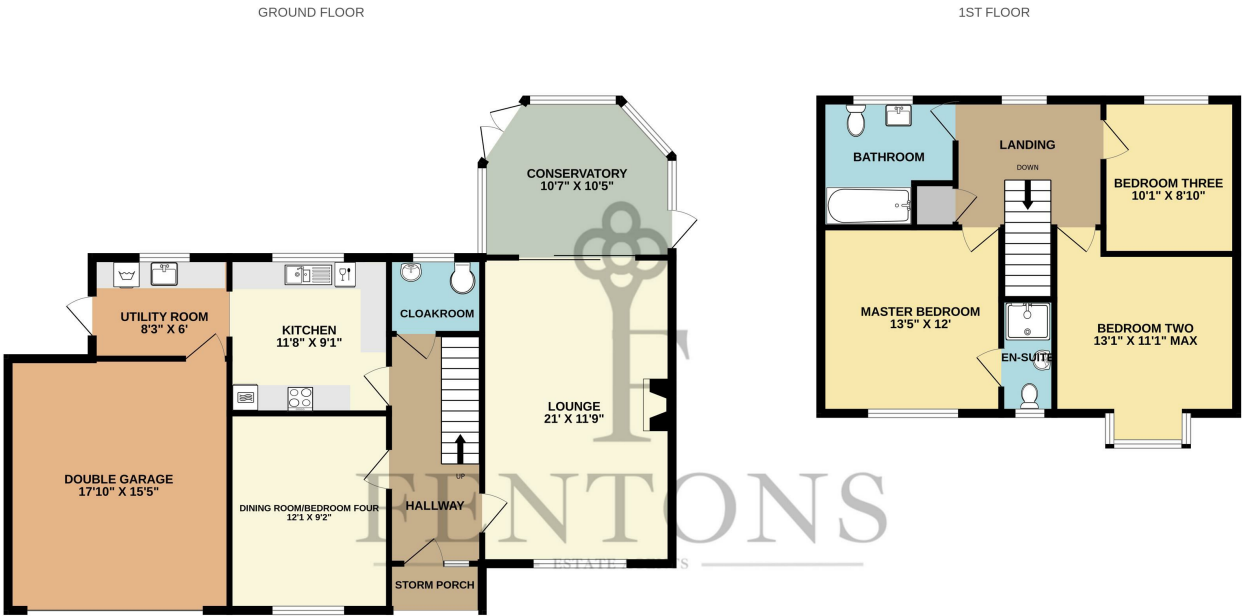
Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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