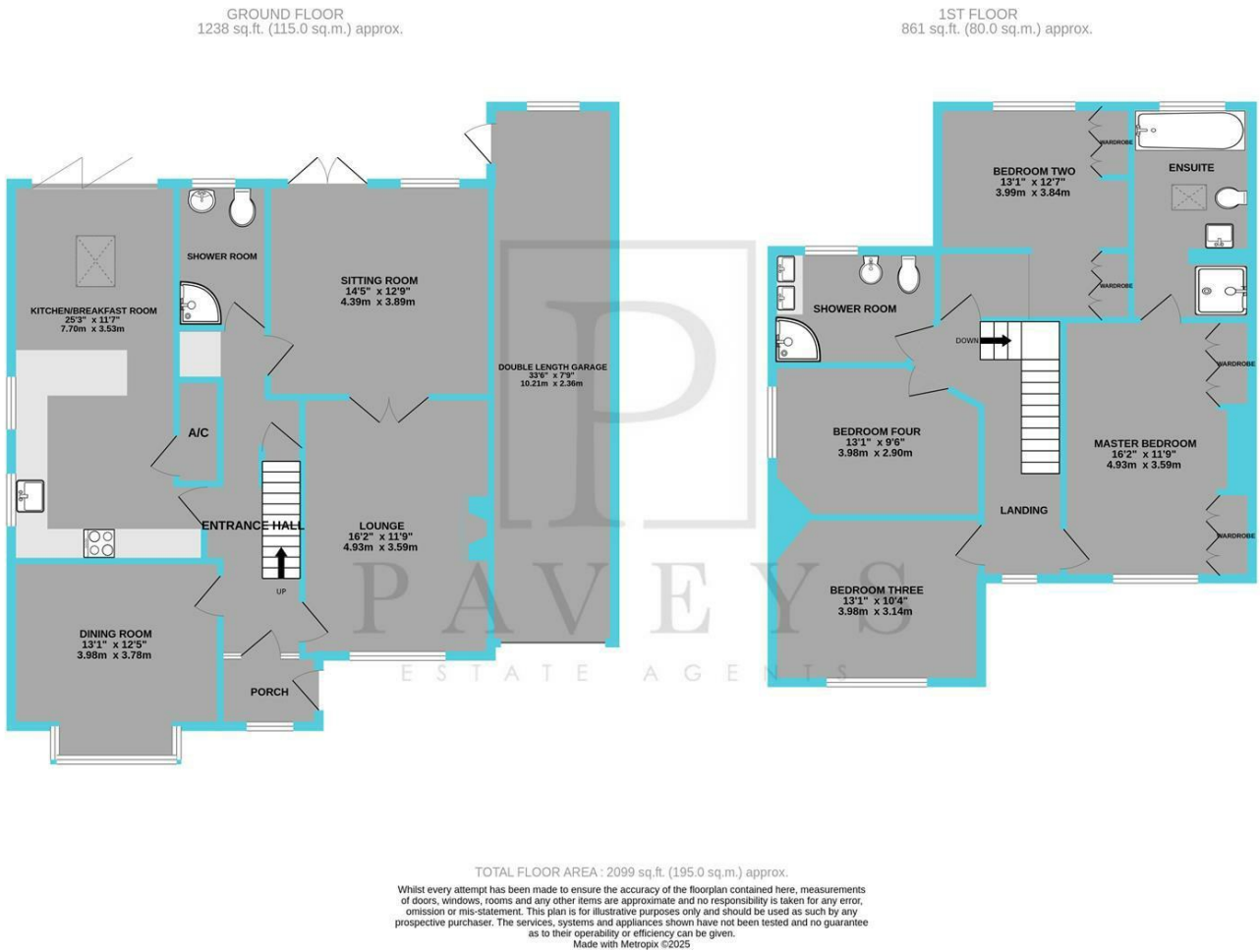




Galilee 44, Greenway
Frinton-On-Sea, CO13 9AL

Guide price £650,000 Freehold

GUIDE PRICE £650,000-£675,000 Paveys have the pleasure in offering 'Galilee' for sale this ATTRACTIVE DETACHED HOUSE which has been beautifully modernised and extended by the current owners. The property is located WITHIN THE FRINTON GATES. This beautiful and much loved family home is centrally positioned close to Frinton's beautiful beach and greensward, rail services and the shops and restaurants in Connaught Avenue. It offers three reception rooms, a stylish modern kitchen breakfast room, ground floor shower room, four double bedrooms, impressive en-suite bathroom and modern family shower room. Externally there is a large rear garden which is very well landscaped and established and with an extensive Indian slate patio area, summer house and timber shed. To the front there is a sweeping resin driveway leading to the double length tandem garage. An internal viewing is highly recommended in order to appreciate this gorgeous property. Call Paveys today.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

ENTRANCE PORCH

Composite entrance door, double glazed window to front, smooth ceiling with double glazed Velux style window, tiled floor, door to

ENTRANCE HALL

Smooth ceiling, built in under stairs storage cupboard, stair flight to first floor, fitted carpet.

LOUNGE 16'2" x 11'9" (4.93m x 3.58m)

Double glazed window to front, smooth and coved ceiling, feature fireplace with inset electric fire and tiled hearth, double doors to sitting room, fitted carpet, two radiators.

SITTING ROOM 14'5" x 12'9" (4.39m x 3.89m)

Double glazed double doors and window to rear, smooth and coved ceiling, fitted carpet, radiator.

DINING ROOM 13'1" x 12'5" (3.99m x 3.78m)

Double glazed bay window to front, smooth and coved ceiling, serving hatch to kitchen with fitted shutters, wood effect flooring, radiator.

SHOWER ROOM

Double glazed window to rear, smooth ceiling, modern white suite comprising of a low level W/C, pedestal wash hand basin, enclosed corner shower cubicle, vinyl flooring, radiator.

KITCHEN BREAKFAST ROOM 25'3" x 11'7" (7.70m x 3.53m)

Two double glazed windows to side, double glazed Velux style electric operated window, double glazed aluminium bi folding doors to rear garden. Modern fitted matching over and under counter units, granite work tops, glass splashbacks, built in oven, induction hob, extractor chimney hood above, plumbing and space for washing machine and dishwasher, butler sink with mixer tap, wall mounted Baxi boiler, built in ironing board, built in airing cupboard/pantry with hot water tank, tiled floor, under floor heating, radiator.

LANDING

Double glazed window to front, smooth ceiling, fitted carpet, radiator.

MASTER BEDROOM 16'2" x 11'9" (4.93m x 3.58m)

Double glazed window to front, smooth and coved ceiling, fitted shutters, two built in fitted wardrobes, fitted carpet, radiator, door to

EN-SUITE BATHROOM

Double glazed window to rear, double glazed Velux style window, smooth ceiling, modern white suite comprising of low level W/C, vanity wash hand basin with wall mounted mirror, bath with mixer taps, enclosed shower with power shower, part tiled walls, vinyl floor, radiator.

BEDROOM TWO 13'1" x 12'7" (3.99m x 3.84m)

Double glazed window to rear, two built in fitted wardrobes, fitted carpet, radiator.

BEDROOM THREE 13'1" x 10'4" (3.99m x 3.15m)

Double glazed window to front, smooth and coved ceiling, built in fitted wardrobe, fitted carpet, radiator.

BEDROOM FOUR / STUDY 13'1" x 9'6" (3.99m x 2.90m)

Double glazed window to side, smooth ceiling, fitted carpet, radiator.

SHOWER ROOM

Double glazed window to rear, smooth ceiling with spot lights, modern white suite comprising of low level W/C, his and hers vanity wash hand basins with mirror fronted medicine cabinet above, enclosed shower cubicle with power shower, bidet, part tiled walls, vinyl flooring, chrome heated towel rail.

OUTSIDE REAR

This beautiful garden is mostly laid to lawn with an assortment of flower shrub borders, large Indian slate patio, shed, summer house, ornamental pond, gated access to front.

OUTSIDE FRONT

Resin driveway providing off street parking for vehicles, lawned area, retained by brick built dwarf wall and mature hedgerow, gated access to rear.

DOUBLE LENGTH GARAGE 33'6" x 7'9" (10.21m x 2.36m)

Window to rear, courtesy door to rear garden, power and light connected, up and over door.

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.

AGENTS NOTES

The property has Solar Panels fitted for electricity and we have been advised by the Vendors that they are owned outright.

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 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.