

# BAYNARDS CRESCENT, FRINTON-ON-SEA, ESSEX, CO13 0QS

Price

**£450,000**

FREEHOLD

- Four Bedrooms
- Ground Floor Bedroom & En-Suite Shower Room
  - Study/Office
  - 17'3" Conservatory
- Garage & Ample Off Street Parking
- South Facing Garden
  - Solar Panels
  - No Onward Chain
- Council Tax Band - D / EPC Rating - B

 4  2  2  B

**FENTONS**  
ESTATE AGENTS



Situated on the ever popular 'Frietuna' development and offered with NO ONWARD CHAIN, Fentons are delighted to present this well presented, FOUR BEDROOM DETACHED FAMILY HOME. The property benefits from two bathrooms, two reception rooms, large kitchen/diner flowing into conservatory and a garage and ample off street parking to front. Baynards Crescent is ideally positioned within half a mile of Frinton's seafront, mainline railway station, and the shops and amenities of Connaught Avenue. In the valuer's opinion, early viewing is strongly advised to avoid disappointment.

Accommodation comprises of approximate room sizes:

Sealed unit double glazed 'French' style doors leading to:

#### Entrance Porch

Vinyl flooring. Obscured hardwood door leading to:

#### Entrance Hall

Stair flight to first floor. Vinyl flooring. Two radiators. Doors to:

#### Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and cupboard under. Tiled splashback. Tiled flooring. Extractor fan. Wall mounted heated towel. Obscured sealed unit double glazed window to side.

#### Kitchen/Diner

20'5" x 13'6"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Built in double eye level electric oven. Built in larder cupboard with plumbing for washing machine. Integrated dishwasher. Further selection of units both at eye and floor level. Glass display cupboards. Breakfast bar overhang with room for seating. Space for 'American' style fridge/freezer. Part tiled walls. Tiled flooring. Spotlights. Wall lights. Two radiators. Sealed unit double glazed velux windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Double doors to conservatory. Door to:

#### Bedroom Four

13'8" x 9'

Radiator. Sealed unit double glazed window to front. Door to:

#### En-Suite

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under.

Enclosed shower cubicle with wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Wall mounted heated towel rail. Extractor fan. Obscured sealed unit double glazed window to rear.

#### Conservatory

17'3" x 9'5"

Laminate flooring. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed double doors leading to rear garden.

#### Lounge/Diner

21'10" x 17'1"

Featured surround. Wall lights. Two radiators. Sealed unit double glazed windows to front and rear. Sealed unit double glazed sliding patio door leading to conservatory.

#### Landing

Loft access. Radiator. Sealed unit double glazed window to front. Doors to:

#### Bedroom One

16'8" x 9'7"

Range of fitted wooden wardrobes and cupboards. Spotlights. Radiator. Sealed unit double glazed window to front and rear.

#### Bedroom Two

12'4" x 10'4"

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.

#### Bedroom Three

10'2" x 6'9"

Built in wardrobe. Radiator. Sealed unit double glazed window to rear.

### Bathroom

Modern four piece suite comprises of low level WC. Vanity wash hand basin with cupboard under. Enclosed panelled bath. Fitter corner shower cubicle with double sliding doors and wall mounted shower attachment. Fully tiled walls. Vinyl flooring. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.

### Outside - Rear

South Facing. Part paved area. Remainder laid to astroturf. Beds stocked with shrubs, trees and bushes. Access to front via side gate. Enclosed by panelled fencing.

### Outside - Front

Block paved driveway providing ample off street parking. Remainder laid to lawn.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2025/2026 £2216.84 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



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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.

#### REFERRAL FEES

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

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.



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Call us on

01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

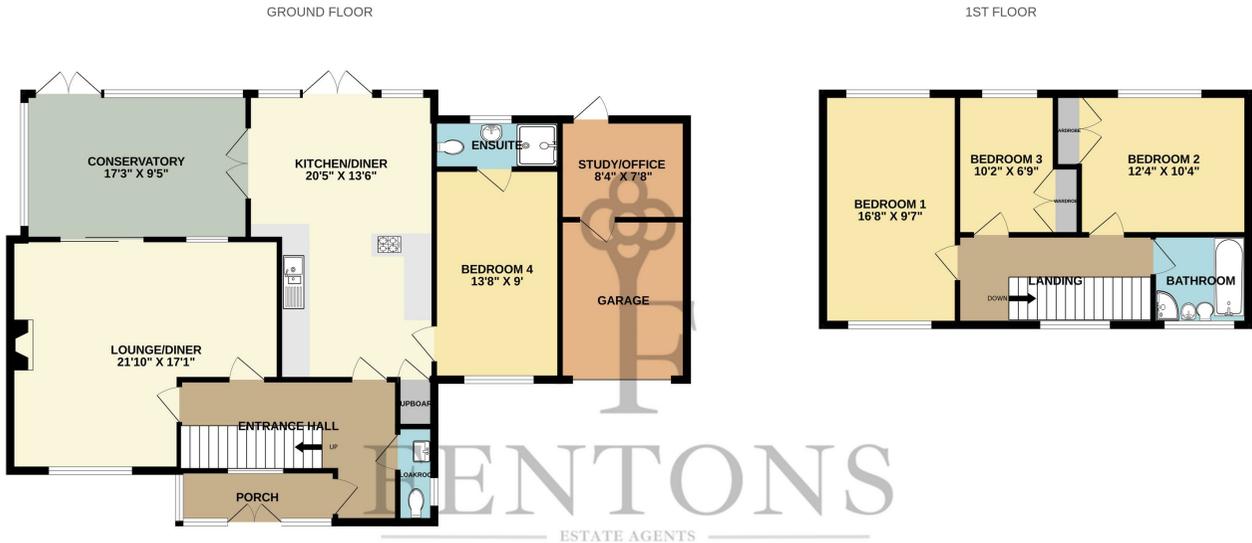
Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>81</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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