

# BUCKFAST AVENUE, FRINTON-ON-SEA, ESSEX, CO13 0PT

Price

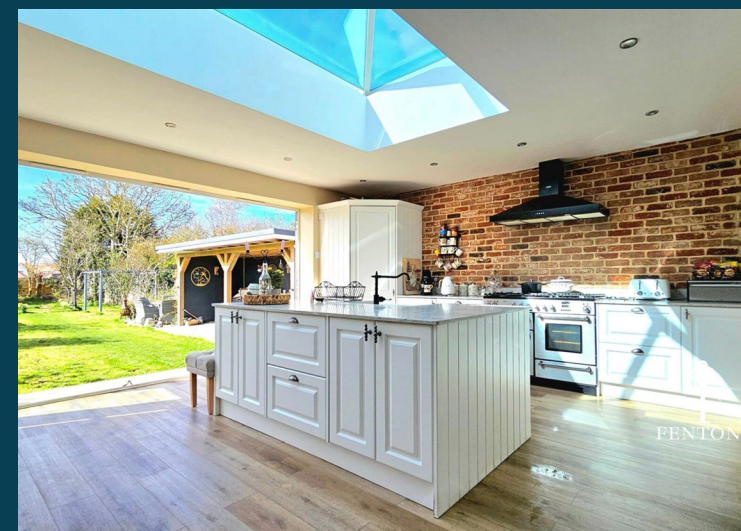
**£399,995**

FREEHOLD

- Three Bedrooms
- Extended Kitchen/Diner & Separate Lounge
  - Utility Room
- Garden Room & Enclosed Pergola With Fitted Bar
- En-Suite to Master Bedroom & Ground Floor Shower Room
  - First Floor Walk In Wardrobe
  - Garage & Ample Off Street Parking
  - Approx 100ft Secluded Rear Garden
    - No Onward Chain
- Council Tax Band - C / EPC Rating - C



**FENTONS**  
ESTATE AGENTS



Situated in the sought after area of Kirby Cross and being offered with NO ONWARD CHAIN, Fentons are delighted to bring to market this beautifully EXTENDED, THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW. The property offers spacious and versatile accommodation ideal for modern family living and has been thoughtfully enhanced with both a substantial extension and a loft conversion, creating a stunning master bedroom complete with a stylish en-suite. The ground floor features a contemporary shower room, generous kitchen/diner perfect for entertaining, a separate lounge, two bedrooms and a practical utility room. Externally, the property continues to impress with a secluded rear garden, garden room and an enclosed pergola area complete with a fitted bar. Buckfast Avenue is ideally located within a mile from Frinton seafront, the popular shops and amenities of Connaught Avenue and Frinton railway station with links to London Liverpool Street. An early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Accommodation comprises of approximate room sizes:

Composite door leading to:

#### Entrance Porch

Tiled flooring. Sealed unit double glazed windows to side. Obscured hardwood door leading to:

#### Entrance Hallway

Stair flight to first floor. Under stairs storage cupboard. Tiled flooring. Spotlights. Radiator. Sealed unit double glazed window to side. Doors to:

#### Bedroom Two

13'10" x 10'5"

Radiator. Sealed unit double glazed bay window to front with fitted shutters.

#### Bedroom Three

10'6" x 10' max

Laminate flooring. Radiator. Sealed unit double glazed window to side with fitted shutters.

#### Shower Room

Suite comprises of high level WC. Pedestal wash hand basin. Fitted shower cubicle with ceiling mounted rainfall shower and separate shower attachment. Tiled splashback. Tiled flooring. Extractor. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

#### Lounge

19'11" x 11'11"

Log burner with stone tiled hearth with oak mantle above. LVT flooring. Radiator. Sealed unit double glazed window to front with fitted shutters. Open access to:

#### Kitchen/Diner

21'7" x 15'

Fitted with a range of matching white fronted units. Quartz work surfaces. Inset double butler sink with quartz drainer. Rangemaster to remain with fitted extractor hood above. Further selection of units both at eye and floor level. Integrated recycling bins. Walk in larder cupboard. Integrated fridge. Integrated dishwasher. Central island with double cupboards and pull out drawers. Featured brick wall with quartz splashback. LVT flooring. Spotlights. Featured pitched skylight. Sealed unit double glazed bi-folding doors leading onto rear garden. Door to:

#### Utility Room

10'1" x 5'4"

Fitted wooden hard edge work surface. Plumbing for washing machine and tumble dryer. Space for additional fridge/freezer. Fitted eye level cupboards. Fitted tall standing shelving. LVT flooring. Spotlights.

#### Landing

Spotlights. Doors to:

#### Master Bedroom

15' x 15'

Fitted integral shelving. LVT flooring. Spotlights. Radiator. Sealed unit double glazed velux windows to front. Sealed unit double glazed window to rear. Door to:

#### En-Suite

11' x 7'1" max

Modern suite comprises of low level WC. Jack and Jack pedestal wash hand basins. Enclosed panelled bath with wall mounted shower attachment. Tiled splashback. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail/radiator. Obscured sealed unit double glazed window to rear.

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### Walk In Wardrobe

Laminate flooring. Open access to eaves storage.

### Outside - Rear

Part paved areas. Remainder laid to lawn. Array of flowers, trees and bushes. Shed to remain. Enclosed pergola with fitted bar and entertaining area. Access to front via side gate. Private access door to garage. Enclosed by panelled fencing.

### Garden Room

Laminate flooring. Power/light connected. Sealed unit double glazed window overlooking the garden. Sealed unit double 'French' style doors.

### Outside - Front

Block paved driveway providing ample off street parking.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2025/2026 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

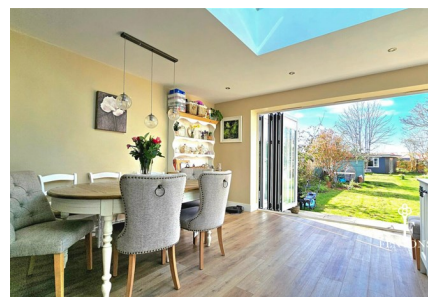
(Sewerage Type): Mains Drainage

(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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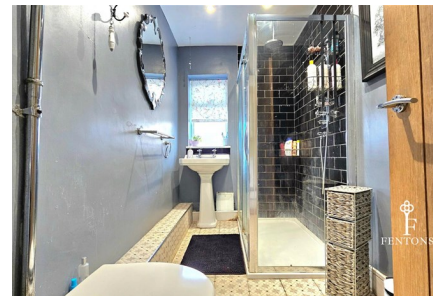
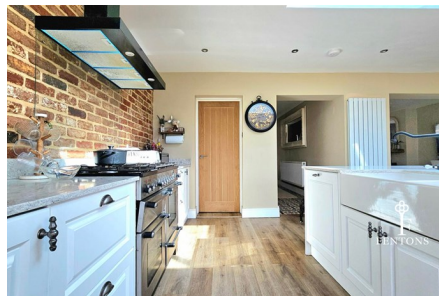
**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017** - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with 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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Council Tax Band

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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BUCKFAST AVENUE

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Keyplan 6/2016