

GREENWAY, FRINTON-ON-SEA, ESSEX, CO13 9AL

Price

£530,000

FREEHOLD

- Extended With Three Bedrooms
 - Inside The Gates
- Immaculately Presented Throughout With High End Finish
 - 22'8" Stunning, Bespoke Kitchen/Breakfast Room
 - 24'2" Lounge/Dining Room
 - Detached Garden Bar & Workshop
 - 50' South Facing Rear Garden
 - Ample Off Street Parking
 - Close To Amenities & Seafront
 - EPC Rating C / Council Tax Band C



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Positioned on a quiet, tree-lined road, located within the prestigious 'Gates' of Frinton and presented in immaculate condition throughout, Fentons are delighted to bring to market this EXTENDED, THREE BEDROOM SEMI-DETACHED HOUSE. The property features a stunning 22'8" bespoke kitchen/breakfast room that opens onto a 50' SOUTH FACING rear garden, which also benefits from a detached garden bar and workshop. The ground floor further offers a spacious 24'2" lounge/diner, cloakroom, and a lean to providing access to front and rear. To the first floor are three well proportioned bedrooms and a four piece family bathroom suite. Greenway is conveniently situated within easy reach of the town centre, the Greensward, seafront, and the mainline railway station. An early viewing is strongly advised to fully appreciate everything this impressive home has to offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed composite entrance door leading to:

Hallway

Solid wood flooring. Built in storage cupboard housing electric and gas meters. Stair flight to first floor. Radiator.

Sealed unit double glazed leaded light window to side. Doors to:

Cloakroom

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboards under. Tiled flooring.

Feature panel radiator. Obscured sealed unit double glazed leaded light window to side.

Lounge/Diner

24'2" x 12'8"

Lounge Area

12'8" x 11'10"

Solid wood flooring. Feature fireplace with stone surround, marble hearth and inset log burner. Radiator. Sealed unit double glazed leaded light window to front. Open plan to:

Dining Area

12'8" x 12'5"

Inset feature electric fire. Glazed 'French' doors and matching side panels leading to Kitchen. Solid wood flooring. Vertical feature panel radiator. Open access to kitchen with half height bi-folding door to:

Kitchen/Breakfast Room

22'8" x 17'

Beautiful bespoke handcrafted and hand painted fronted units. Quartz work tops with upstands. Inset ceramic double bowl butler sink with mixer tap. Matching central island with breakfast bar and integrated full size wine cooler. Two integrated self cleaning 'Neff' ovens. 'Neff' 5 ring induction hob with fitted extractor above. Integrated 'Bosch' dishwasher. Space for 'American' style fridge freezer. Plumbing for automatic washing machine. Space for tumble dryer. Large double glazed roof lantern. Sealed unit leaded light double glazed 'French' style doors with side panels leading to rear. Sealed unit double glazed leaded light window to rear. Travertine tiled flooring. Spot lights. Three vertical feature panel radiators. Obscured sealed unit double glazed door leading to:

Lean-To

12'1" x 4'7"

UPVC construction. Glass roof. Vinyl flooring. Wall mounted electric heater. Obscured sealed unit double glazed window to side and rear aspect. Obscured sealed unit double glazed door leading to front and rear.

First Floor Landing

Built in airing cupboard housing wall mounted boiler. Sealed unit double glazed leaded light window to side. Doors to:

Master Bedroom

12' x 10'10"

Built in wardrobe. Loft access with pull down ladder (power and lighting connected and aerial booster). Radiator. Sealed unit double glazed leaded light window to rear.

Bedroom Two

11'10" x 11'

Built in wardrobe. Radiator. Sealed unit double glazed leaded light window to front.

Bedroom Three

8'8" x 7'5"

Radiator. Sealed unit double glazed leaded light window to rear.

Bathroom

White suite comprising low level W/C. Pedestal wash hand basin. Fitted corner shower cubicle. Panelled bath with shower attachment. Tiled flooring. Fully tiled walls. Chrome heated towel rail. Under floor heating. Obscured sealed unit double glazed leaded light window to front.

Outside - Rear

50'

South facing. Well maintained with a hard standing patio entertaining area. Steps leading to a laid to lawn garden. Borders well stocked with mature flowers and bushes. Outside tap. Outside lights. Security camera. Enclosed by panel fencing, Access leading to Garden Bar and Workshop.

Detached Garden Bar & Workshop

Detached garden bar & adjoining work shop. Pitched and tiled roof. Under cover decked seating area to the front. Outside tap. Access around outbuilding.

Garden Bar

13'10" x 8'

Fitted bar, work surface and fitted shelving. Wood flooring. Spot lights. Power and lighting connected. WIFI. Electric heater. Sealed unit double glazed 'French' style doors to front. Two sealed unit double glazed window to front. Remote controlled double glazed 'Velux' window. Outside light.

Workshop

13'10" x 11'6"

Fitted work surfaces and shelving. Power and lighting connected. Spot lights. Two electric heaters. Sealed unit double glazed 'French' style doors to front. Two sealed unit double glazed window to front. Remote controlled double glazed 'Velux' window. Outside light.

Outside - Front

Hard standing paved area providing off street parking for two vehicles. Flower and shrub borders. Two security cameras. Storm porch leading to entrance door.



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Material Information - Freehold Property
Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2025/2026 £1,970.52 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

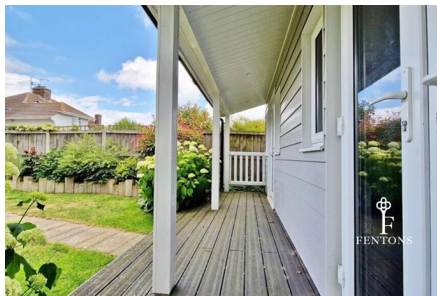
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 -
When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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			82
(81-91) B			
(69-80) C			
(55-68) D			
(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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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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