





CONNAUGHT AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9AD

Price

£730,000

FREEHOLD

- Five Bedrooms, Two With En-Suites
- Detached Character Property
- Inside The 'Gates' Of Frinton-on-Sea
- Three Reception Rooms
- Modern 22'5" Kitchen/Breakfast Room & Sperate Utility
- Spacious Accommodation Split Over Three Floors
- 60' x 50' Manageable Rear Garden
- Ample Off Street Parking & 33'4" Length Garage
- No Onward Chain
- EPC Rating D/ Council Tax Band - F

5 3 3 D

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Situated within the prestigious Frinton-on-Sea 'Gates' and being offered with NO ONWARD CHAIN, Fentons have the pleasure in offering for sale this CHARACTER FIVE BEDROOM DETACHED FAMILY HOME offering spacious and versatile family accommodation arranged over three floors. The property boasts five well proportioned bedrooms, including two generous en-suite bedrooms, together with a family bathroom and a convenient ground floor cloakroom. There are three versatile reception rooms alongside a large modern 22'5" fitted kitchen and separate utility room. Externally, the property enjoys a rear garden measuring approximately 60' x 50' and to the front, there is ample off street parking for multiple vehicles, complemented by a garage. The property is conveniently situated close to the seafront, 'Greensward', shopping amenities in the town centre and mainline railway station, making this an exceptional family home in a highly desirable coastal setting.

Accommodation comprises of approximate room sizes

Sealed unit double glazed leaded light door leading to:

Entrance Porch
9' x 3'5"
Part brick base. Sealed unit double glazed leaded light windows to side and front aspect. Tiled flooring. Part obscured glazed hardwood entrance door leading to:

Hallway
18'3" x 8'
Stair flight leading to first floor. Built in under stairs storage cupboard. Tiled flooring. Radiator. Sealed unit double glazed leaded light window to side. Doors to:

Lounge
18'4" x 16'
Ornamental marble feature fireplace. Two radiators. Sealed unit double glazed leaded light window to side. Sealed unit double glazed leaded light bay window to front.

Cloakroom
White suite comprising of low level W/C concealed cistern. Vanity wash hand basin with storage cupboards under. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed leaded light window to side.

Kitchen/Breakfast Room
22'5" x 11'
Fitted with a range of modern matching fronted units with integral handles. Stone square edge work surfaces with upstands. Inset 'Butler' style sink with inset drainer and mixer tap. Further selection of matching units at both eye and floor level. Two built in eye level 'Neff' ovens and warming drawer. Central island with breakfast bar and drawers and cupboards under. Inset five ring 'Neff' induction hob with fitted extractor fan above. Space for 'American' style fridge/freezer. Integrated wine cooler. Integrated dishwasher. Wood flooring. Radiator. Heated towel rail. Sealed unit double glazed leaded light window to rear. Sealed unit double glazed leaded light window to side. Obscured sealed unit double glazed leaded light door giving access to side. Open plan to dining area. Door leading to utility.

Dining Area
12'6" x 9'10"
Large orangery style roof lantern. Two sealed unit double glazed windows to side. Sealed unit double glazed bi-folding doors with fitted shutters giving access to rear. Wood flooring. Open plan to:

Snug/Sitting Room
15'1" x 12'7"
Wood flooring. Two vertical feature panel radiators. Radiator. Sealed unit double glazed leaded light window to side.

Utility Room
14'4" x 6'2"
Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel one and half bowl sink drainer unit with mixer tap. Space for cooker. Further selection of matching units at both eye and floor level. Space for tumble dryer. Wall mounted boiler providing heating and hot water throughout. Fitted extractor fan. Part tiled walls. Wood flooring. Space for fridge/freezer. Radiator. Sealed unit double glazed leaded light window to rear. Sealed unit doble glazed door giving access to rear. Door leading to:

Garage
33'4" x 11'1"
Power and lighting connected. Electric up and over door. Sealed unit double glazed leaded light door giving access to rear.

First Floor Landing
Stair flight to first floor. Built in under stairs storage cupboard and over head storage. Radiator. Sealed unit double glazed leaded light window to side. Doors to:

Bedroom
10'6" x 7'8"
Radiator. Sealed unit double glazed leaded light window to front.

Bedroom
16' 2 nar 10'1" x 14'1"
Radiator. Two sealed unit double glazed leaded light windows to front. Door leading to:

En-Suite
Suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted shower cubicle with wall mounted integrated shower. Fully tiled walls. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed leaded light window to side.

Bedroom
15'2" x 12'10"
Radiator. Sealed unit double glazed leaded light window to side. Sealed unit double glazed leaded light window to rear.

Bedroom
11'4" x 10'1"
Wood flooring. Radiator. Sealed unit double glazed leaded light window to rear.

Family Bathroom
Suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Built in shower cubicle with wall mounted integrated shower. Panelled 'Jacuzzi' bath. Fully tiled walls. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed leaded light window to side.

Second Floor

Office
10'1" x 10'
Built in eaves storage cupboards. Radiator. Sealed unit double glazed leaded light window to rear. Double glazed skylight. Door leading to:

Master Bedroom
19'3" x 11'9"
Built in double wardrobe. Radiator. Two 'Velux' windows with fitted blinds. Sealed unit double glazed leaded light window to front. Door leading to:

En-Suite
White suite comprising of low level W/C. Vanity wash basin with storage cupboards under. Fitted double length shower cubicle with wall mounted integrated shower. Part tiled walls. Heated towel rail. 'Velux' window with fitted blind.

Outside - Rear
60' x 50'
Part hard standing patio area. Large wood decked entertaining area. Majority laid lawn. Part shingled. Wooden storage she to remain. Outside tap. Outside lighting. Outside socket. Enclosed by panel fencing. Double swinging gates giving access to front.

Outside - Front
Part laid to lawn. Hard standing driveway providing ample off street for several vehicles leading to garage.











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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.

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.

REFERRAL FEES

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

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: F
Payable 2026/2027 £3346.17 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

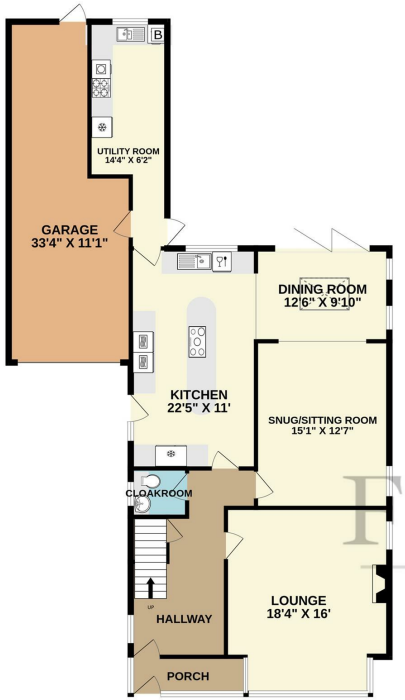
Non Standard Property Features To Note: N/A







GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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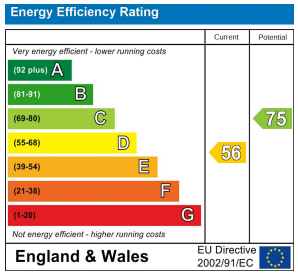

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