HOLMBROOK WAY, FRINTON-ON-SEA, ESSEX, CO13 9LN

Price

£625,000

FREEHOLD

- Three Double Bedrooms
- Stunning Detached House Inside The 'Gates'
- Two Reception Rooms
- Bespoke Fitted Kitchen & Walk In Pantry
- Ground Floor Cloakroom
- En-Suite To Bedroom & Family Bathroom
- South Facing, Secluded 73' Rear Garden
- Must Be Viewed
- Garage & Off Street Parking
- EPC Rating D/ Council Tax Band - E

3 2 2

FENTONS
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'Hansi' is nestled within the prestigious gates of Frinton-on-Sea which Fentons Estate Agents have the pleasure in offering for sale this exceptional THREE DOUBLE BEDROOM DETACHED HOUSE which offers an outstanding blend of elegance, comfort, and modern living. Immaculately presented throughout, the property has been thoughtfully designed and meticulously maintained to a high standard. At the heart of the home is a stunning bespoke fitted kitchen/dining room, perfectly suited for both everyday living and entertaining, complemented by a practical walk in pantry. The accommodation further benefits from a spacious and well appointed layout, including a ground floor cloakroom, luxurious en-suite to the master bedroom and a separate four piece suite family bathroom. Externally, the property boasts a beautifully secluded south facing rear garden extending approximately 73 feet, providing a tranquil and private outdoor retreat. Additional features include a garage and off street parking. Ideally positioned within easy reach of Connaught Avenue's shops, cafés, and amenities, this superb home presents a rare opportunity to acquire a prime property in one of Frinton-on-Sea's sought after locations.

Accommodation comprises of approximate room sizes

Obscured full length glazed door leading to:

Entrance Lobby

7'8" x 3'7"

Luxury vinyl flooring. Built in double storage cupboard. 'Georgian' style column radiator. Picture length obscured 'Georgian' style window to side. Full length obscured glazed panel door leading to:

Hallway

Stair flight to first floor. Luxury vinyl flooring. Two 'Georgian' style column radiators. Obscured glazed door giving access to side. Spotlights. Extra large traditional 'ogee' plaster coving. Doors to:

Lounge

21'4" x 10'4"

Ornamental stone feature fireplace with marble base and free standing electric fire. Two 'Georgian' style column radiators. Spotlights. Extra large traditional 'ogee' plaster coving. Two sealed unit double glazed 'Georgian' style windows to front.

Cloakroom

Modern white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboard under. Part wood panelled walls. 'Georgian' style column radiator. Luxury vinyl flooring. Obscured sealed unit doubled glazed window to side.

Kitchen/Diner

21'3" x 12'

Bespoke fitted contemporary kitchen. Stone bevelled edge work surfaces with inset ceramic butler style sink with mixer tap. Inset eye level 'Neff' combi microwave oven and steam oven with warming draw. Integrated fridge/freezer. Integrated dishwasher. Integrated bin storage. Glass display cupboards. Central island with inset induction hob with down draft extractor. Two 'Georgian' style column radiators. Luxury vinyl flooring. Spotlights. Extra large traditional 'ogee' plaster coving. Full length picture windows with full length 'French' style doors leading to rear. Door to:

Walk In Pantry/Utility

8' x 4'8"

Fitted shelving. Fitted low level cupboards with plumbing for automatic washing machine and space for tumble dryer. Spotlights. 'Georgian' style column radiator. Luxury vinyl flooring. Tiled walls.

First Floor Landing

Loft access with pull down ladder (part boarded and lighting). Built in double length storage cupboard. 'Georgian' style column radiator. Spotlights. Extra large traditional 'ogee' plaster coving. Sealed unit double glazed window to side. Doors to:

Bedroom

12' x 9'1"

Fitted wardrobes to one wall. 'Georgian' style column radiator. Spotlights. Extra large traditional 'ogee' plaster coving. Sealed unit double glazed window to rear.

Family Bathroom

Modern fitted white suite comprising of low level W/C with concealed cistern and stone ornamental shelving and storage cupboards under. Vanity wash hand basin with storage cupboards under. Panelled bath with central taps and pull out shower attachment. Fitted shower cubicle with integrated shower controls, over head 'rainfall' shower and separate attachment. Inset feature shelving. Tiled flooring. Tiled splashbacks. Heated towel rail. Fitted extractor fan. Spotlights. Fitted wall lights. Obscured sealed unit double glazed 'Georgian' style window to front.

Bedroom

12' x 11'10"

'Georgian' style column radiator. Spotlights. Extra large traditional 'ogee' plaster coving. Sealed unit double glazed window to rear.

Bedroom

10'6" x 10'6"

Built in double length wood lined wardrobe with automatic sensor light. 'Georgian' style column radiator. Spotlights. Extra large traditional 'ogee' plaster coving. Sealed unit double glazed 'Georgian' style window to front. Door to:

En-Suite

Modern suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboard under. Built in shower cubicle with integrated shower controls and overhead 'rainfall' shower and separate attachment. Fitted obscured glass shower screen. Full tiled walls. Tiled flooring. Fitted extractor fan. Spotlights.

Outside - Rear

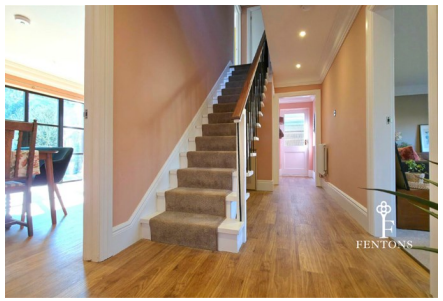
73' South Facing. Part patio entertaining area. Further seating area are under a pergola. Majority laid to lawn. Borders well stocked with an array of mature flowers, shrubs and bushes. Outside lights. Gate leading to a further enclosed garden area perfect for a log cabin. Enclosed by panel fencing. Private access door to garage. Access to front via side.

Outside - Front

Laid to lawn with beds stocking flowers and shrubs. Hard standing area providing off street parking leading to car port leading to garage with double swinging doors. Concrete pathway leading to entrance door under a storm porch.

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.



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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: E
Payable 2025/2026 £2709.47 Per Annum

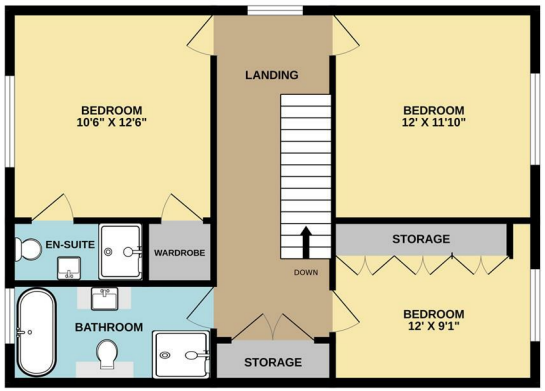
Any Additional Property Charges: N/A

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



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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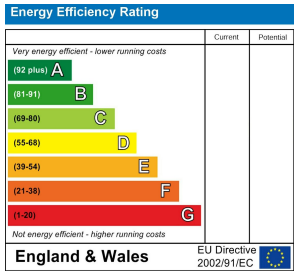
Council Tax Band

E



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