

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

Price

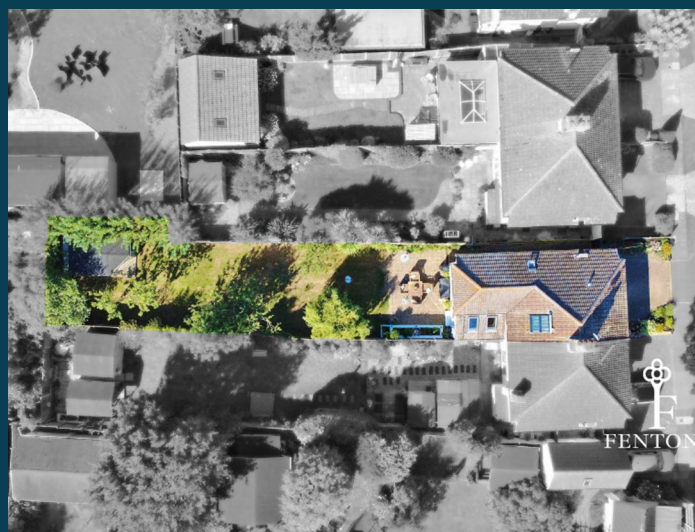
£535,000

FREEHOLD

- Extended Character Property With Three Bedrooms
- Four-Piece Family Bathroom Suite & Shower Room
- Stunning Kitchen/Breakfast Room & Utility Room
- Underfloor Heating To Both Ground & First Floor
 - 24'3" Lounge/Diner With Multi Fuel Burner
 - 105' Secluded South Facing Rear Garden
 - No Onward Chain
 - Solar Water Heating
- Sought After Tree Lined Road Inside The 'Gates'
 - EPC Rating TBC/Council Tax Band - C



FENTONS
ESTATE AGENTS



A rare opportunity to acquire this beautifully presented EXTENDED 1930s THREE BEDROOM SEMI-DETACHED HOUSE positioned within a tree lined road in the sought-after 'Gates' of Frinton-on-Sea. Offering an exceptional blend of character, space and modern comfort, the property benefits from underfloor heating to both floors, a stylish kitchen/breakfast room, utility room, ground floor cloakroom, plus both a family bathroom and separate shower room to the first floor. A particular feature is the remarkable 105ft secluded, south facing rear garden, providing a wonderfully private and tranquil outdoor setting. Off street parking is also provided to the front. The property is conveniently located close to Frinton's shopping amenities, mainline railway station and beautiful seafront. Offered with NO ONWARD CHAIN and presented to an immaculate standard throughout, this exceptional home is ready to move straight into.

Accommodation comprises of approximate room sizes

Obscured double glazed composite entrance door leading to:-

Hallway

Stair flight to first floor. Built in understairs pull out storage cupboard. Further full length built in storage. Tiled flooring, with underfloor heating on separate thermostatic control. Double glazed Georgian style window to side.

Cloakroom

Modern white suite comprises low level w/c. Wash hand basin. Fully tiled walls. Tiled flooring with underfloor heating. Heated towel rail. Obscured double glazed Georgian style window to side.

Lounge/Diner

24'3" x 11'5"

Dining Area

12'2" x 11'5"

Inset multi fuel burner with stone hearth. Tiled flooring with underfloor heating on separate thermostatic control. Open access to kitchen. Open access to:-

Lounge

12' x 11'5"

Inset tiled fireplace. Tiled flooring with underfloor heating. Double glazed Georgian style window to front.

Kitchen/Breakfast Room

16'9" x 11'7"

Fitted with a range of bespoke matching fronted units. Bevelled edge stone worksurfaces. Inset ceramic double butler style sink with pull out mono mixer tap. Five ring gas hob with inset counter top Miele grill and extractor hood above. Built in double AEG oven. Integrated dishwasher. Further selection of matching units at both eye and floor level. Glass display cupboard. Two pull out larder style units. Space for American style fridge/freezer. Part tiled walls. Tiled flooring with underfloor heating on separate thermostatic control. Double glazed Georgian style window to rear. Part vaulted ceiling with two double glazed skylights. Double glazed French doors giving access to rear. Door to:-

Utility Room

8'7" x 6'

Continuation of matching bespoke units. Bevelled edge stone worksurface. Inset ceramic butler sink with mono pull out mixer tap. Wall mounted enclosed boiler providing heat and hot water throughout. Plumbing for washing machine. Space for tumble dryer. Built in storage cupboards to one wall. Part tiled walls. Tiled flooring with underfloor heating. Double glazed Georgian style window to side. Double glazed door giving access to side.

First Floor Landing

Built in airing cupboard with over head storage. Double glazed Georgian style window to side. Doors to all rooms. Door to:-

Bedroom

12' x 8'10"

Fitted wardrobes to one wall. Luxury wood effect vinyl flooring with underfloor heating on separate thermostatic control. Double glazed Georgian style window to front.

Bedroom

11'10" x 9'

Luxury wood effect vinyl flooring with underfloor heating on separate thermostatic control. Built in wardrobes to one wall. Double glazed Georgian style window to rear.

Bathroom

Modern fitted four piece white suite comprises low level w/c. Wash hand basin. Panelled corner jacuzzi bath with pull out shower attachment. Fitted double length shower cubicle with integrated shower controls, overhead rainfall shower, separate attachment and seating area. Fully tiled walls. Tiled flooring with underfloor heating on separate thermostatic control. Heated towel rail. Extractor fan. Obscured double glazed Georgian style windows to front and side.

Bedroom

11'6" x 9'

Luxury wood effect vinyl flooring with underfloor heating on separate thermostatic control. Double glazed Georgian style window to rear.



Shower Room

Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboards under. Further floor to ceiling storage cupboards. Built in double length shower cubicle with integrated shower controls, overhead rainfall shower and separate attachment. Fully tiled walls. Underfloor heating on separate thermostatic control. Double glazed Velux skylight with automatic rain sensor.

Outside - Rear

105' approx

Secluded south facing garden. Large patio area. Majority laid to lawn. Cherry, pear, plum, damson and apple trees. Outside tap, double socket and lights. Enclosed by panelled fencing. Double swinging gates giving access to front. Summer House with power and lighting connected. Built in storage unit behind with power and lighting connected.

Outside - Front

Driveway providing off street parking for two vehicles. Woodchipped beds with an array of flowers, shrubs and bushes. Tiled entrance porch leading to entrance dor. Outside light.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: C

Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

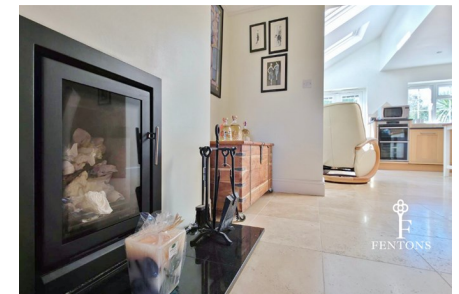
(Electricity): Yes

(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



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






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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.

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

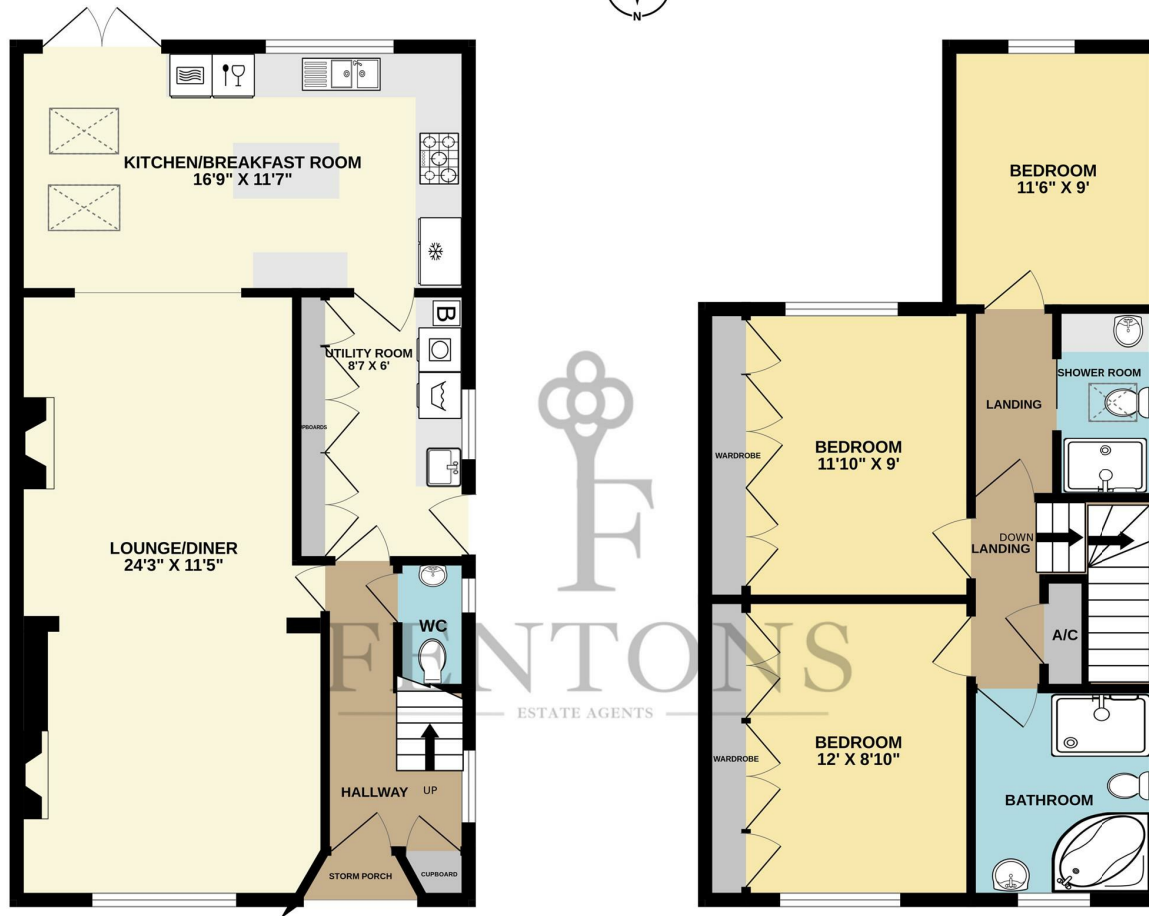


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GROUND FLOOR

1ST FLOOR



GREENWAY

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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Call us on

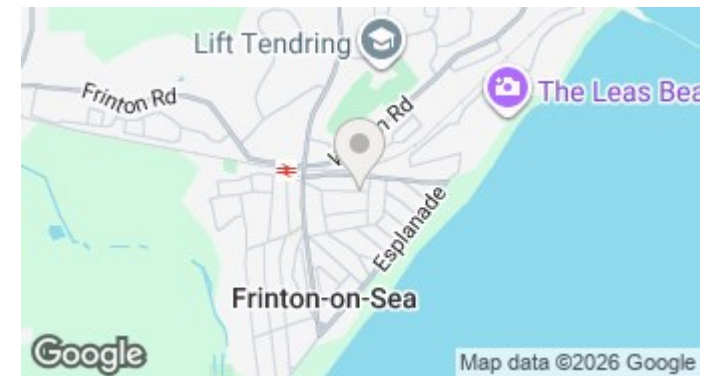
01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

C



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

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