

HUNT WAY, FRINTON-ON-SEA, ESSEX, CO13 0RQ

Price

£385,000

FREEHOLD

- Three Bedrooms
- Master Bedroom With En-Suite Shower Room
- Sought After 'Freituna' Development
- Lounge, Dining Room & Conservatory
- Kitchen & Utility Room
- Modern Ground Floor Cloakroom & First Floor Bathroom
- Quiet, No Through Road
- No Onward Chain
- 42 Secluded, South Facing Rear Garden
- EPC Rating C/Council Tax Band - E



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Located in quiet, no through road on the sought after 'Freituna' development Fentons have the pleasure in bringing to market this well presented, spacious THREE BEDROOM DETACHED HOUSE. To the first floor there are two reception rooms, a kitchen and utility room, cloakroom and a conservatory overlooking the SOUTH FACING rear garden. The first floor boasts a modern fitted bathroom, three good sized bedrooms with the master offering built in wardrobes and an en-suite. The secluded 42' rear garden is well established and to the front there is off street parking leading to an integral garage. Perfectly situated within one mile of Frintons town centre, mainline railway station and seafront an early viewing is highly recommended to fully appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes

Double glazed French doors leading to:-

Entrance Porch

Hardwood entrance door with matching obscured glazed panels leading to:-

Hallway

Stair flight to first floor. Radiator. Door to:-

Lounge

21' x 11'7"

Stone fireplace with marble surround and electric fire under. Two radiators. Double glazed window to front. Double glazed patio doors leading to:-

Conservatory

10'7" x 10'5"

Park brick base. Polycarbonate roof. Wood laminate flooring. Radiator. Double glazed windows to side and rear aspects. Double glazed door giving access to rear.

Dining Room

12' x 9'8"

Radiator. Double glazed window to front.

Cloakroom

Modern white suite comprises low level w/c. Vanity wash hand basin with storage cupboard under.

Radiator. Obscured double glazed window to rear.

Kitchen

12' x 9'8"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset one and a

half bowl sink drainer unit with mixer tap. Inset four ring electric hob with built in oven under. Further selection of matching units at both eye and floor level. Glass display cupboards. Space for under counter fridge. Fully tiled walls. Radiator. Double glazed window to rear. Door leading to:-

Utility Room

8'6" x 6'8"

Continuation of matching units with marble effect rolled edge worksurfaces. Inset one and a half bowl sink drainer units with mixer tap. Plumbing for dishwasher and washing machine. Fully tiled walls. Radiator. Double glazed window to rear. Double glazed door giving access to side. Door to:-

Garage

17' x 9'3"

Power and lighting connected. Tiled flooring. Double glazed window to side. Electric roller door to front.

First Floor Landing

Built in double length storage cupboard. Loft access. Radiator. Double glazed window to rear. Doors to all rooms. Door to:-

Bedroom One

14' to wardrobe x 10'

Built in wardrobes to one wall with mirrored sliding doors. Radiator. Double glazed window to front. Sliding door leading to:-

En-Suite

White suite comprises low level w/c. Pedestal wash hand basin. Fitted shower cubicle with wall mounted integrated shower. Fully tiled walls. Radiator. Obscured double glazed window to side.

Bedroom Two

13'7" into door recess x 11'7"

Built in wardrobes to one wall with mirrored sliding doors. Radiator. Double glazed window to front.

Bedroom Three

9' x 8'3"

Radiator. Double glazed window to rear.

Bathroom

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Panelled bath with shower attachment and fitted glass shower screen. Fully tiled walls. Radiator. Obscured double glazed window to rear.

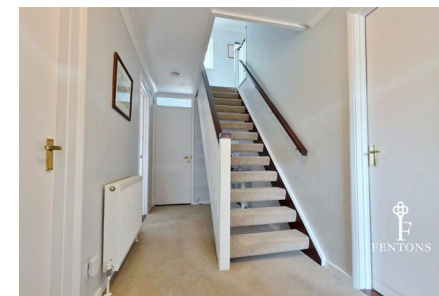
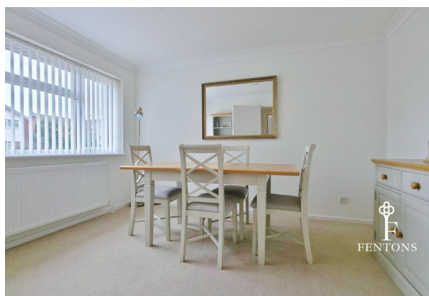
Outside - Rear

42' approx

South facing. Large patio area. Majority laid to lawn. Borders well stocked with flowers, shrubs, bushes and trees. Outside tap. Enclosed by panelled fencing. Access to front via both sides.

Outside - Front

Part laid to lawn. Part shingled. Driveway providing off street parking.



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: E

Payable 2026/2027 £2831.38 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

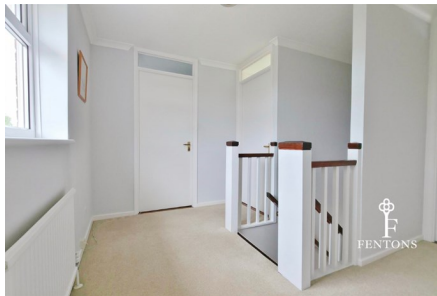
AML

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

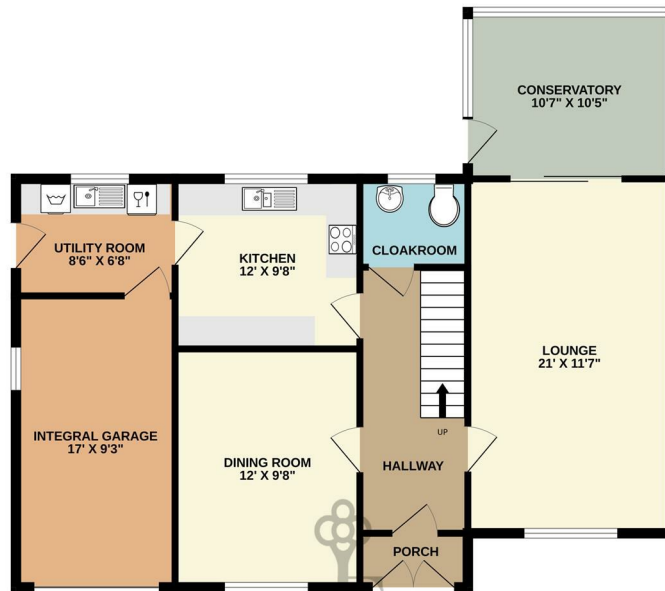
You will find a list of any/all referral fees we may receive on our website



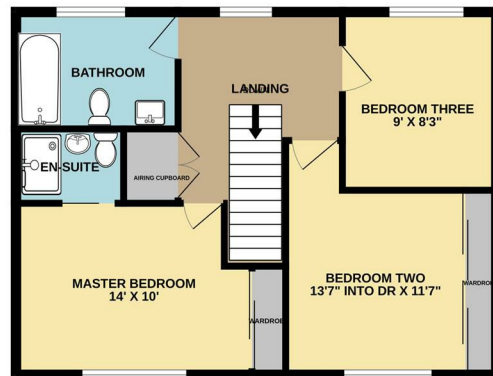
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GROUND FLOOR



F
1ST-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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Call us on

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Council Tax Band

E



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	69	80
	EU Directive 2002/91/EC	

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