

FIRST AVENUE, FRINTON-ON-SEA, ESSEX, CO13 9HA

Price

£995,000

FREEHOLD

- Impressive Detached Property With Four Double Bedrooms
 - Prestigious First Avenue Location Inside The 'Gates'
 - Four Reception Room
- Two Ground Floor W/C's, First Floor Family Bathroom & En-Suite To Master Bedroom
- Stunning Views Overlooking Frinton Lawn Tennis Club & Farmland
 - 60' South Facing, Landscaped Secluded Rear Garden
 - Quiet Cul-de-Sac Position
 - In-Out Driveway & Double Garage
 - No Onward Chain
- EPC Rating TBC/ Council Tax Band - G



FENTONS
ESTATE AGENTS



An exceptional FOUR DOUBLE BEDROOM DETACHED residence, discreetly positioned within a peaceful cul-de-sac on prestigious First Avenue, inside Frinton's highly coveted 'Gates'. This distinguished home offers beautifully proportioned and exceptionally versatile accommodation, including four elegant reception rooms and four generous double bedrooms. The master bedroom benefits from a private en-suite, complemented by a family bathroom and two ground floor cloakrooms. The property enjoys captivating open views across Frinton Lawn Tennis Club and the surrounding farmland, creating a wonderful sense of space. To the rear, an exquisitely landscaped south facing garden extends to approximately 60 feet, providing a secluded setting for outdoor entertaining and relaxation. An impressive in-out driveway offers ample parking and leads to a double garage, completing this superb family residence. Combining refined living, generous proportions and an enviable location, this outstanding home represents a rare opportunity to acquire a substantial property in one of Frinton-on-Sea's most prestigious addresses.

Accommodation comprises of approximate room sizes

Hardwood entrance door leading to:-

Entrance Lobby

7' x 5'1"

Built in understairs storage cupboard. Radiator. Double glazed sash windows to both sides. Part glazed hardwood door leading to:-

Hallway

16'5" max x 10'

Stair flight to first floor with oak and glass balustrades. Inset feature shelving. Radiator. Double doors leading to lounge. Double doors leading to kitchen/diner. Door to:-

Office/Study

14'1" x 10'

Inset alcove with feature lighting. Radiator. Two Georgian style sash windows to front. Double doors leading to:-

Sun Room

18'7" x 14'

Vaulted ceiling. Wall mounted electric heaters. Double glazed Georgian style windows to side and rear aspects with views over Frinton lawn tennis club. French doors giving access to rear. Double doors leading to:-

Lounge

20' x 16'10"

Media wall with inset feature shelving, storage drawer and fire. Two radiators. Double glazed bay window to rear.

Cloakroom

Modern white suite comprises low level w/c. Vanity wash hand basin with storage drawers under. Part tiled walls. Tiled flooring. Radiator. Georgian style sash window to front.

Kitchen/Diner

22'6" max x 17' max

Dining Area

17' x 12'2"

Inset feature shelving. Luxury vinyl flooring. Radiator. Built in storage cupboard. Double glazed bay window to rear. Open access to:-

Kitchen Area

Fitted with a range of matching handle less fronted units. Wood effect rolled edge worksurfaces with upstands. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Inset five ring gas hob with extractor hood above. Further selection of matching units at both eye and floor level. Built in double eye level Neff ovens. Built in eye level Neff microwave. Integrated fridge/freezer and dishwasher. Fitted breakfast bar. Continuation of luxury vinyl flooring. Vertical column radiator. Double glazed Georgian style sash window to side. Bi-folding doors giving access to rear. Door to:-

Utility Room

10'2" x 6'4"

Continuation of modern matching handle less units. Wood effect rolled edge worksurfaces with upstands. Inset ceramic butler sink with mixer tap. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for tumble dryer. Continuation of luxury vinyl flooring. Double glazed Georgian style sash window to front. Radiator. Door to:-

Boot Room

Hardwood door leading to front. Georgian style door leading to rear. Tiled flooring. Door to:-

Separate W/C

Suite comprises low level w/c. Wash hand basin with tiled splashback. Wall mounted storage cupboard. Georgian style window to rear.

Double Garage

21' x 10'2"

Power and lighting connected. Electric up and over door.

First Floor Landing

Double glazed Georgian style sash window to front. Loft access with pull down ladder. Built in airing cupboard housing hot water system. Further built in storage cupboard housing wall mounted boiler providing heat and hot water throughout. Radiator. Doors to all rooms. Door to:-

Bedroom One

15'6" x 14'5"

Fitted wardrobes and drawers. Radiator. Double glazed Georgian style window to rear with distant farmland views. Double glazed Georgian sash window to side. Door to:-



En-Suite

Modern white suite comprises low level w/c. Twin vanity wash hand basins with storage drawers under. Built in triple length shower cubicle with wall mounted integrated shower controls and separate attachment. Inset feature shelving with lighting. Extractor fan. Fully tiled walls. Tiled flooring. Heated towel rail. Underfloor heating. Double glazed Georgian style sash window to front.

Bedroom Two

18'6" x 12'

Built in wardrobes with sliding doors. Radiator. Double glazed Georgian style window to rear with views over Frinton's lawn tennis club and farmland beyond. Double glazed Georgian style window to rear.

Bedroom Three

14'2" x 9'10"

Radiator. Two double glazed Georgian style sash windows to front. Double glazed Georgian style window to side with views over Frinton's lawn tennis club and farmland beyond.

Bedroom Four

12' x 9'5"

Fitted double wardrobe with over head storage. Radiator. Double glazed Georgian style window to rear.

Family Bathroom

Modern white suite comprises low level w/c with concealed cistern. Vanity wash hand basin. P shaped panelled bath with wall mounted integrated shower controls, separate attachment and fitted glass shower screen. Inset feature shelving with lighting. Fully tiled walls. Tiled flooring. Extractor fan. Heated towel rail. Double glazed Georgian style sash window to front.

Outside - Rear

60' approx

South facing and split level. Beautifully landscaped rear gardens with patio areas. Part laid to lawn. Array of mature beds stocking flowers, shrubs, bushes and trees. Rockery with water feature. Enclosed by array of bushes and trees. Large side access giving access to front via gate. Wooden storage shed. Outside tap and lighting.

Outside - Front

Mature landscaped gardens with array of flowers, shrubs, bushes and trees. In/Out driveway providing ample off street parking. Double garage.



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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: G

Payable 2026/2027 £3860.97.18 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

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



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

G



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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