





TURPINS LANE, FRINTON-ON-SEA, ESSEX, CO13 0PB

Price

£725,000

FREEHOLD

- Double Garage & Ample Off Street Parking
- En-Suite to Master Bedroom
- No Onward Chain
- Two Reception Rooms
- Conservatory
- Four Bedrooms
- Designated Quiet Lane
- Fitted Kitchen & Utility Room
- Council Tax Band - E
- EPC Rating - D

4 2 2 D

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*** NO ONWARD CHAIN *** Situated in the highly sought after designated quiet lane of Turpins Lane, Fentons have the pleasure in offering for sale this SPACIOUS, FOUR BEDROOM DETACHED FAMILY HOME. The property features two reception rooms, conservatory, fitted kitchen with adjoining utility room, ground floor cloakroom, family bathroom and an en-suite to the master bedroom. Externally, the property benefits from a large rear garden, double garage and ample off road parking. Turpins Lane is ideally located within 1 mile from Frinton-on-Sea Railway Station, town centre and seafront. This is an excellent opportunity to acquire a home in one of Frinton's most desirable locations.

Accommodation comprises of approximate room sizes

Hardwood door leading to:-

Entrance Hallway
Stair flight to first floor. Radiator. Obscured double glazed leadlight windows to front. Door to:-

Lounge
24'4" x 13'11"
Stone fireplace with inset gas fire. Two radiators. Double glazed leadlight window to front. Double glazed sliding patio door leading to rear garden.

Cloakroom
Low level w/c. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Spotlights. Heated towel rail. Obscured double glazed window to front.

Kitchen/Breakfast Room
13'6" x 11'8"
Fitted with a range of matching units. Rolled edge worksurfaces. Inset one and a half bowl stainless steel sink and drainer unit with instant hot water tap. Inset four ring electric hob with double electric oven and extractor hood above. Further selection of matching units at both eye an floor level. Glass display cupboards. Integrated fridge/freezer and dishwasher. Tiled flooring. Spotlights. Radiator. Double glazed window to rear. Door to:-

Utility Room
9'5" x 6'4"
Fitted with a range of matching units. Rolled edge worksurfaces. Inset stainless steel sink and drainer unit. Plumbing for washing. Enclosed boiler providing heat and hot water throughout. Part tiled walls. Tiled flooring. Radiator. Double glazed window to side. Obscured hardwood to side.

Snug
13'6" x 11'2"
Tiled flooring. Spotlights. Radiator. Open aspect to:-

Conservatory/Dining Space
13'8" x 9'7"
Tiled flooring. Wall lights. Wall mounted electric heater. Radiator. Double glazed windows to side and rear aspects. Double glazed door to side leading to rear garden.

Landing
Radiator. Two double glazed leadlight windows to front. Door to:-

Bedroom One
14'3" x 14'
Fitted wardrobes with sliding doors. Radiator. Double glazed window to rear. Door to:-

En-Suite
Suite comprises low level w/c. Vanity wash hand basin with mixer tap and a range of cupboards under. Enclosed shower cubicle with wall mounted shower attachment. Part tiled walls. Tiled flooring. Loft access. Spotlight. Extractor fan. Heated towel rail. Obscured double glazed window to rear.

Bedroom Two
12'2" into wardrobe x 9'7"
Fitted wardrobes. Double glazed leadlight window to front.

Bedroom Three
10'3" x 9'1"
Radiator. Double glazed window to rear.

Bedroom Four

9'5" x 5'7"

Radiator. Double glazed window to side.

Bathroom

Large suite comprises low level w/c. Pedestal wash hand basin. Enclosed corner bath with fitted shower screen and wall mounted shower attachment. Bidet. Large built in airing cupboard housing hot water cylinder. Part tiled walls. Tiled flooring. Spotlights. Radiator. Electric heated towel rail. Obscured double glazed window to rear.

Outside - Rear

Patio area. Remainder laid to lawn. Sunken pond. Wooden storage sheds to remain. Beds stocked with array of flowers, shrubs, trees and bushes. Outside tap. Outside socket. Outside lighting. Greenhouse to remain. Private access door to double garage with power and light connected. Access to front via both side gates. Enclosed by conifers and panelled fencing.

Outside - Front

Driveway leading to double garage with up and over door. Remainder laid to lawn. Borders with array of shrubs and trees. Additional beds stocked with shrubs and a tree. Outside lights.











BRINDLE HOUSE TURPINS LANE, FRINTON-ON-SEA, ESSEX, CO13 0PB









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

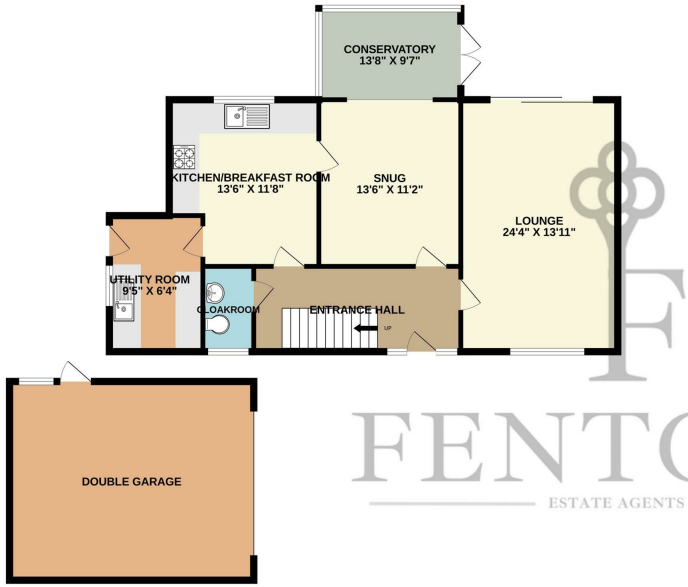
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REFERRAL FEES

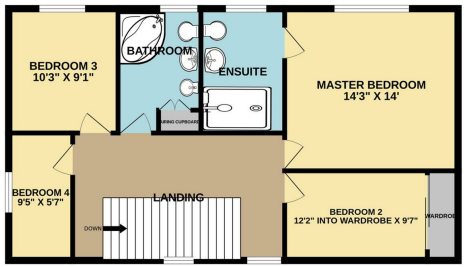
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GROUND FLOOR



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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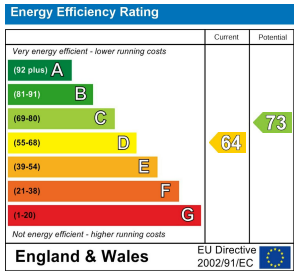
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Council Tax Band

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