



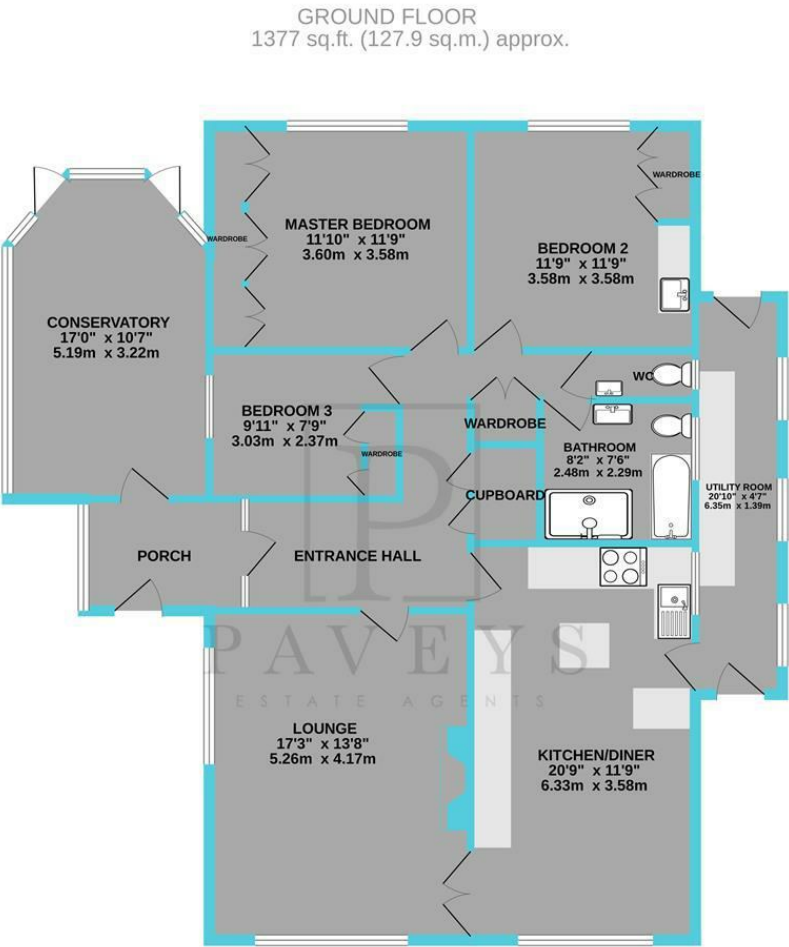
14, Pole Barn Lane
Frinton-On-Sea, CO13 9NJ

Price £550,000 Freehold

Located at the "sea end" of Pole Barn Lane, Frinton-On-Sea, this spacious detached bungalow offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, and an approximate 1377 sq ft of accommodation, this property is perfect for families or those seeking a peaceful retreat by the coast. One of the standout features of this bungalow is its proximity to Frinton's beach and greensward, allowing residents to enjoy the beauty of coastal living. The large private garden provides an ideal space for outdoor activities, gardening, or simply relaxing in the sun. It is a wonderful area for children to play or for hosting summer barbecues with friends and family. Additionally, the property boasts a detached garage, offering ample storage space and a gated driveway. The large conservatory adds a touch of elegance and provides a lovely spot to enjoy the garden views throughout the year, whether it be for morning coffee or evening relaxation. Other keys features include a spacious lounge, 20ft kitchen diner with attached utility, modern bathroom and separate cloakroom. Call Paveys to arrange your appointment to view this much loved family home.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 1377 sq ft. (127.9 sq.m.) approx.
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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PORCH
Composite entrance door to front aspect, double glazed window to side, laminate flooring, glazed door to Conservatory, glazed door and full height panel windows to Entrance Hall, radiator.

CONSERVATORY 17' x 10'7 (5.18m x 3.23m)
Part brick construction, double glazed twin doors to rear garden, double glazed windows to rear and side aspects with views over the garden, glass panel vaulted ceiling, tiled flooring, power and light, radiator.

ENTRANCE HALL
Fitted carpet, coved ceiling, loft hatch, two built in storage cupboards, radiator.

LOUNGE 17'3 x 13'8 (5.26m x 4.17m)
Double glazed full height picture window to front aspect, double glazed window to side, fitted carpet, feature fireplace with surround and hearth, wall lights, glazed double doors to Kitchen Diner, TV point, radiators.

KITCHEN DINER 20'9 x 11'9 (6.32m x 3.58m)
Shaker style over and under counter units, wood effect work tops, inset sink and drainer with mixer tap. Built in AEG double oven, electric hob with extractor over, integrated dishwasher, cupboard housing Logic Combi Boiler (not tested by Agent), wooden island chopping block with tiled top. Double glazed windows to front and side aspects, UPVC double glazed door to Utility Room, laminate flooring, coved ceiling, tiled splash backs, glazed double doors to Lounge, radiator.

UTILITY ROOM 20'10 x 4'7 (6.35m x 1.40m)
UPVC double glazed doors to front and rear aspects, double glazed windows to side, carpet tile flooring, poly carb roof. Fitted work top, spaces and plumbing for washing machine and dishwasher, space for tumble dryer, power and light.

MASTER BEDROOM 11'10 x 11'9 (3.61m x 3.58m)
Double glazed window to rear with views over the garden, fitted carpet, coved ceiling, range of fitted bedroom furniture including wardrobes and drawers, radiator.

BEDROOM TWO 11'9 x 11'9 (3.58m x 3.58m)
Double glazed window to rear with views over the garden, fitted carpet, coved ceiling, range of fitted bedroom furniture including wardrobes, dressing table, vanity unit with tiled splash back, radiator.

BEDROOM THREE 9'11 x 7'9 (3.02m x 2.36m)
Double glazed window to side (to Conservatory), fitted carpet, coved ceiling, built in wardrobe, radiator.

BATHROOM 8'2 x 7'6 (2.49m x 2.29m)
Stylish four piece bathroom suite comprising low level WC, vanity wash hand basin, bath with shower attachment and large walk in shower with glass screen. Double glazed window to side, tiled flooring, tiled walls, spotlights, chrome heated towel rail.

CLOAKROOM
White low level WC and vanity wash hand basin. Double glazed window to side, tiled flooring, tiled walls, spot lights, chrome heated towel rail.

OUTSIDE FRONT
Lawn area with established shrubs, plants and trees. Gated driveway to the front of the detached garage. Paved pathways, gated access to rear garden.

OUTSIDE REAR
A wonderfully private garden predominantly laid to lawn with established trees, plant and shrub borders, paved patio area, panel fencing, access to Garage, gated access to front.

DETACHED GARAGE
Up and over door, pitched and tiled roof, door and window to rear, power and light connected (not tested by Agent).

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: D
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

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