

8, Frietuna Road
Kirby Cross, CO13 0RY

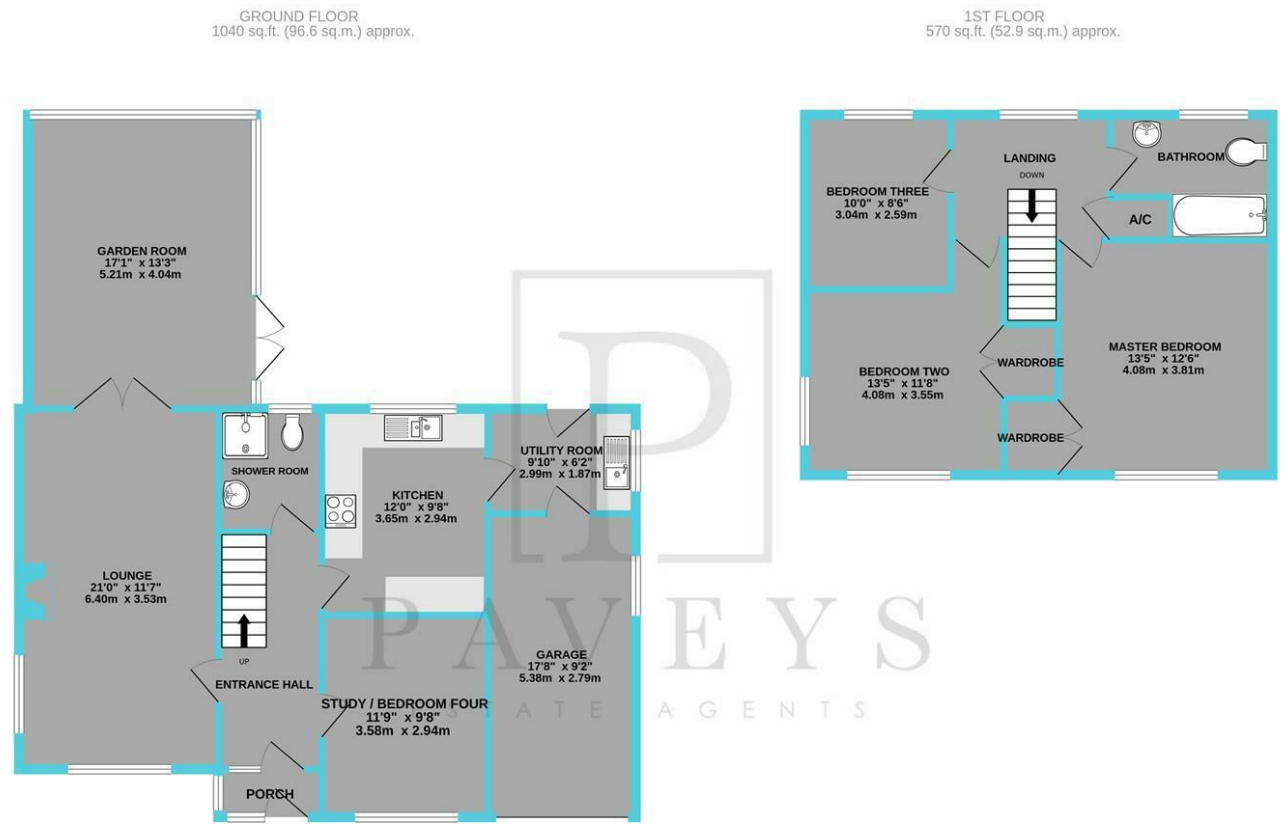
Guide price £395,000 Freehold



PAVEYS
ESTATE AGENTS

GUIDE PRICE £395,000-£410,000

A SPACIOUS FOUR BEDROOM DETACHED HOUSE with LARGE GARDEN ROOM & ESTABLISHED GARDEN on the sought after FRIETUNA DEVELOPMENT. Its ideal location is central to all local amenities including both primary and secondary schools and transport links including rail services to Colchester, Chelmsford and Central London. Key features include a lounge/diner with wood burner, spacious garden room with vaulted ceiling, kitchen with attached utility room, ground floor bedroom/study and shower room. The first floor consists of three double bedrooms and a family bathroom. The gardens are well maintained with a good sized rear garden and to the front the integral garage and driveway. Frietuna Road is a short walk from Frinton Railway Station, the beautiful seafront and from the shops, cafes and restaurants in Connaught Avenue. An internal viewing is highly recommended in order to appreciate the finish and location of this property. Call Paveys to view this property!



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (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	
66	74		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA: 1609 sq.ft. (149.5 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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ENTRANCE PORCH

Enclosed porch, double glazed entrance door to front aspect, double glazed windows to front and side aspects, fitted carpet, wooden glazed door and side panel to Entrance Hall.

ENTRANCE HALL

Coved ceiling, under stairs storage cupboard, parquet flooring, radiator, stair flight to First Floor.

CLOAKROOM/SHOWER ROOM

Double glazed window to rear, white suite comprising of a low level W/C, pedestal wash hand basin, enclosed corner shower cubicle, fully tiled walls, vinyl floor, radiator.

LOUNGE / DINER 21' x 11'7" (6.40m x 3.53m)

Double glazed windows to front and side aspects, double glazed patio doors to Garden Room, coved ceiling, log burner with slate hearth, parquet flooring, TV point, two radiators.

GARDEN ROOM 17'1 x 13'3" (5.21m x 4.04m)

Part brick built construction, double glazed double doors to rear garden, double glazed Velux windows, double glazed windows to rear and side aspects with views over the garden, smooth and vaulted ceiling, laminate flooring, radiator.

SITTING ROOM / BEDROOM FOUR 11'9 x 9'8" (3.58m x 2.95m)

Double glazed window to front, coved ceiling, parquet flooring, radiator.

KITCHEN 12 x 9'8" (3.66m x 2.95m)

Double glazed window to rear, matching white over and under counter units, roll edged work surfaces, built in Hotpoint double oven with gas hob, space and plumbing for dishwasher, space for fridge, ceramic sink and drainer with mixer tap, laminate flooring, part tiled walls, door to Utility Room, radiator.

UTILITY ROOM 9'10 x 6'2" (3.00m x 1.88m)

Double glazed window to side, double glazed door to rear garden, laminate flooring, fully tiled walls, white under counter unit with stainless steel sink and drainer, space and plumbing for washing machine, spaces for tumble dryer and fridge freezer, UPVC double glazed door to integral garage.

FIRST FLOOR

LANDING

Double glazed window to rear, loft access, fitted carpet, airing cupboard housing hot water tank (not tested).

MASTER BEDROOM 13'5 x 12'6" (4.09m x 3.81m)

Double glazed window to front, built in double wardrobe, fitted carpet, radiator.

BEDROOM TWO 13'5 x 11'8" (4.09m x 3.56m)

Double glazed windows to front and side aspects, built in double wardrobe, fitted carpet, radiator.

BEDROOM THREE 10 x 8'6" (3.05m x 2.59m)

Double glazed window to rear, fitted carpet, radiator.

BATHROOM

Double glazed window to rear, laminate flooring, white suite comprising of a low level W/C, vanity wash hand basin, bath with shower attachment, part tiled walls, laminate flooring, radiator.

OUTSIDE

FRONT GARDEN

Hardstanding driveway leading to garage, lawn area with flower borders, exterior light, gated access to rear garden.

REAR GARDEN

A beautifully established garden, generous lawn area bordered by a variety of established flowers and shrubs, patio area, fruit trees, vegetable plot, greenhouse, access to garage, gated access to front.

INTEGRAL GARAGE 17'8 x 9'2" (5.38m x 2.79m)

Up and over door, power and light connected (not tested), double glazed window to side, integral door to Utility Room.

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

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REFERRAL FEES

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