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45, Old Road

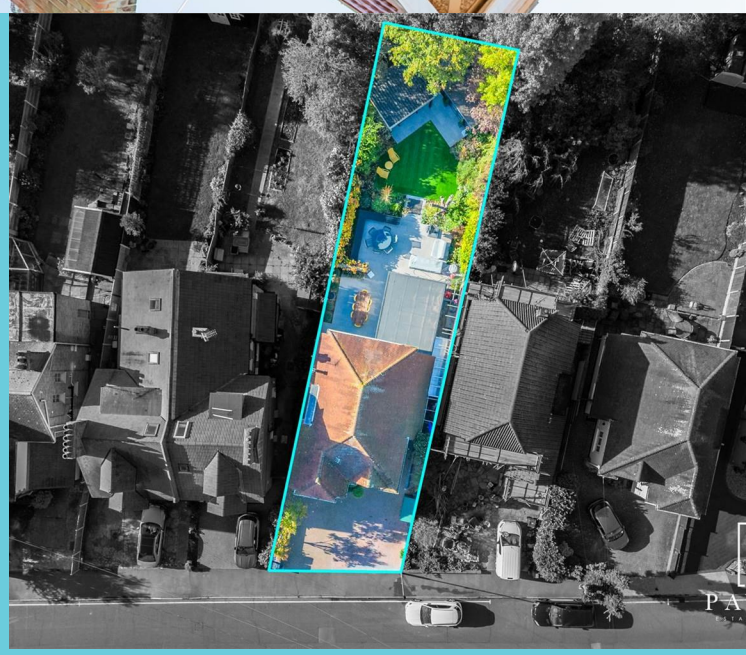
Frinton-On-Sea, CO13 9DA

Price £700,000 Freehold















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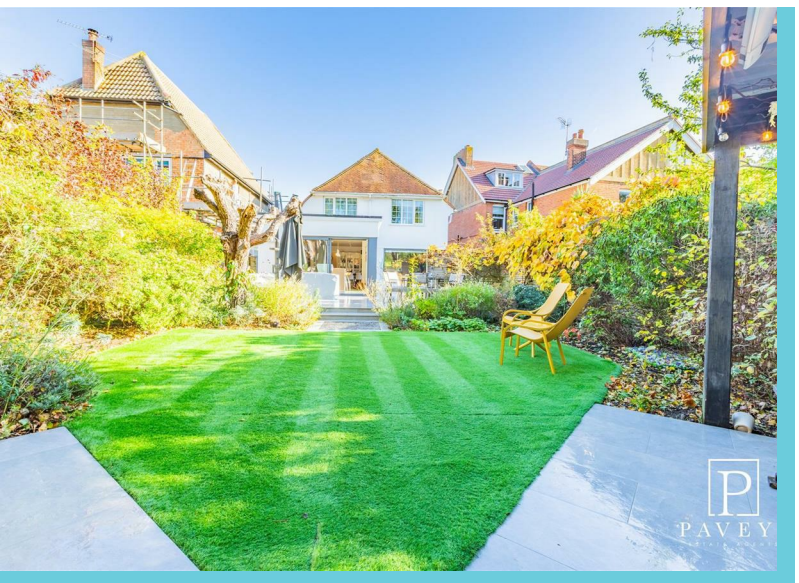
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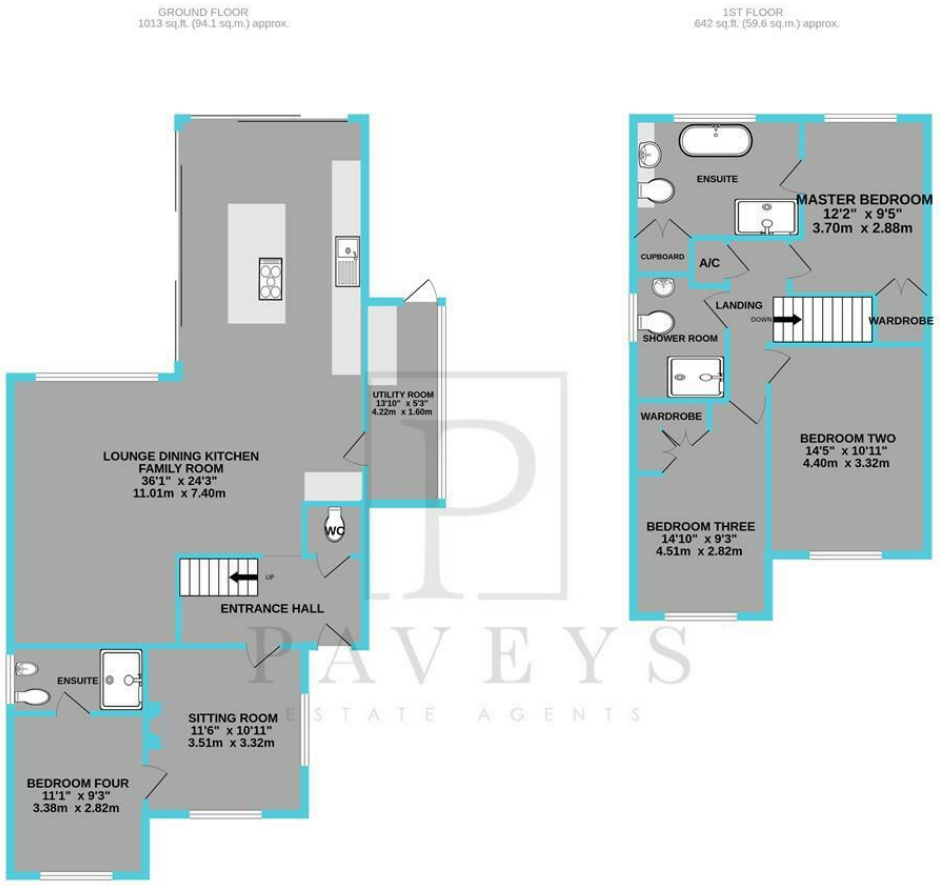
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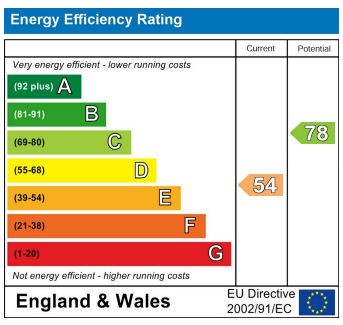
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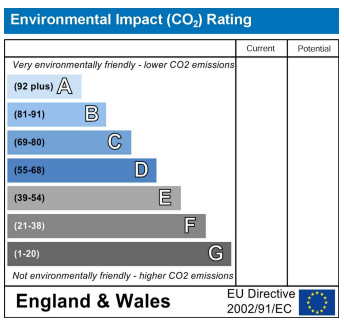
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A truly exceptional detached family home, beautifully reimagined to provide sophisticated contemporary living of the highest calibre. Showcasing impeccable attention to detail throughout, this stunning residence combines elegant design, luxurious finishes and outstanding entertaining spaces, all within easy reach of Frinton's renowned seafront and amenities. At the heart of the home is a gorgeous open-plan kitchen, dining and family room, thoughtfully designed as the heart of modern family life. Bathed in natural light and featuring striking bi-fold doors, this impressive space seamlessly connects the interior with the beautifully landscaped rear garden, creating an effortless indoor-outdoor lifestyle. Outside, the secluded and mature garden offers a private sanctuary for relaxation and entertaining. A bespoke outdoor kitchen and stylish seating areas provide the perfect setting for summer gatherings, alfresco dining and memorable occasions with family and friends. The accommodation includes four beautifully appointed double bedrooms, each thoughtfully designed to create a calm and luxurious retreat. The principal and guest suites benefit from high-specification en-suite facilities, complemented by an equally impressive family shower room featuring contemporary fittings and refined finishes. Ideally positioned just moments from Frinton's Blue Flat Beach and greensward, independent cafés and restaurants of Connaught Avenue, and Frinton-on-Sea railway station with direct services to Central London, this outstanding property presents a rare opportunity to acquire a luxurious coastal home in one of Essex's most sought-after locations. A perfect blend of luxury, lifestyle and location. Call Paveys to arrange your appointment to view.









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Frinton-On-Sea, CO13 9DA

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ENTRANCE HALL
Composite entrance door and double glazed panel to front aspect, LVT flooring, smooth and coved ceiling, stair flight to First Floor, radiator.

CLOAKROOM
White low level WC and table top wash hand basin. Tiled flooring, tiled walls, fitted cupboard.

LOUNGE KITCHEN DINER FAMILY ROOM 36'1 x 24'3 (11.00m x 7.39m)
Beautiful L shaped room with double glazed picture window and double glazed bi fold doors with views over the landscaped garden, UPVC double glazed door to side. The room has a lounge area which is open plan to the Dining Area with fitted carpet/part LVT flooring, smooth ceiling, spotlights and attractive wood burner. The modern kitchen has an extensive range of handle less over and under counter units, matching full height cabinets, Quartz work tops and upstands, glass splash backs and large island unit with cupboards beneath and breakfast bar. Built in twin eye level Siemens ovens, electric hob with extractor fan, integrated fridge freezer, integrated dishwasher, built in wine cooler and coffee machine, under unit lighting, plinth lighting.

UTILITY ROOM 13'10 x 5'3 (4.22m x 1.60m)
UPVC double glazed door to rear, double glazed window to side, space and plumbing for washing machine, space for tumble dryer.

SITTING ROOM 11'6 x 10'11 (3.51m x 3.33m)
Double glazed windows to front and side aspects, LVT flooring, smooth and coved ceiling, fire surround with inset electric fire, radiator.

BEDROOM FOUR 11'1 x 9'3 (3.38m x 2.82m)
Double glazed window to front, LVT flooring, smooth and coved ceiling, spot lights, wall lights, door to Ensuite Shower Room, radiator.

ENSUITE SHOWER ROOM
Modern white suite comprising of low level WC, wall mounted wash hand basin and walk in shower with glass screen. Double glazed window to side, LVT flooring, fully tiled walls, illuminated wall mounted mirror, chrome heated towel rail.

FIRST FLOOR

FIRST FLOOR LANDING
Fitted carpet, smooth ceiling, loft access, built in airing cupboard, radiator.

MASTER BEDROOM 12'2 x 9'5 (3.71m x 2.87m)
Double glazed window to rear overlooking the garden, fitted carpet, smooth ceiling, door to Ensuite Bathroom, built in wardrobe, radiator.

ENSUITE BATHROOM
Modern four piece white suite comprising of low level WC, wall mounted wash hand basin, freestanding bath with mixer tap and walk in shower with folding glass screen. Double glazed window to rear with views over the garden, tiled flooring, part tiled walls, illuminated wall mounted mirror, built in storage cupboard, chrome heated towel rail.

BEDROOM TWO 14'5 x 10'11 (4.39m x 3.33m)
Double glazed window to front, fitted carpet, smooth ceiling, radiator.

BEDROOM THREE 14'9 x 9'3 (4.50m x 2.82m)
Double glazed window to front, fitted carpet, smooth ceiling, built in corner wardrobe, radiator.

SHOWER ROOM
White suite comprising of low level WC, wall mounted vanity wash hand basin and tiled wall in shower. Double glazed window to side, tiled flooring, fully tiled walls, smooth ceiling, illuminated wall mounted mirror, chrome heated towel rail.

OUTSIDE FRONT
Block paved driveway providing ample off road parking for several vehicles, panel fencing, established trees, exterior lighting, gated access to rear.

OUTSIDE REAR
A secluded landscaped garden stocked with a vast array of established plants, shrubs and trees. Large Indian slate patio area with steps leading down to the immaculate lawn. To the rear of the garden is a further patio area with a fantastic covered seating area with outdoor kitchen, power and light connected and storage shed, gated access to front.

IMPORTANT INFORMATION
Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: E
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 £48 (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 our 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.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.