



29, Easton Way
 Frinton-On-Sea, CO13 9NU

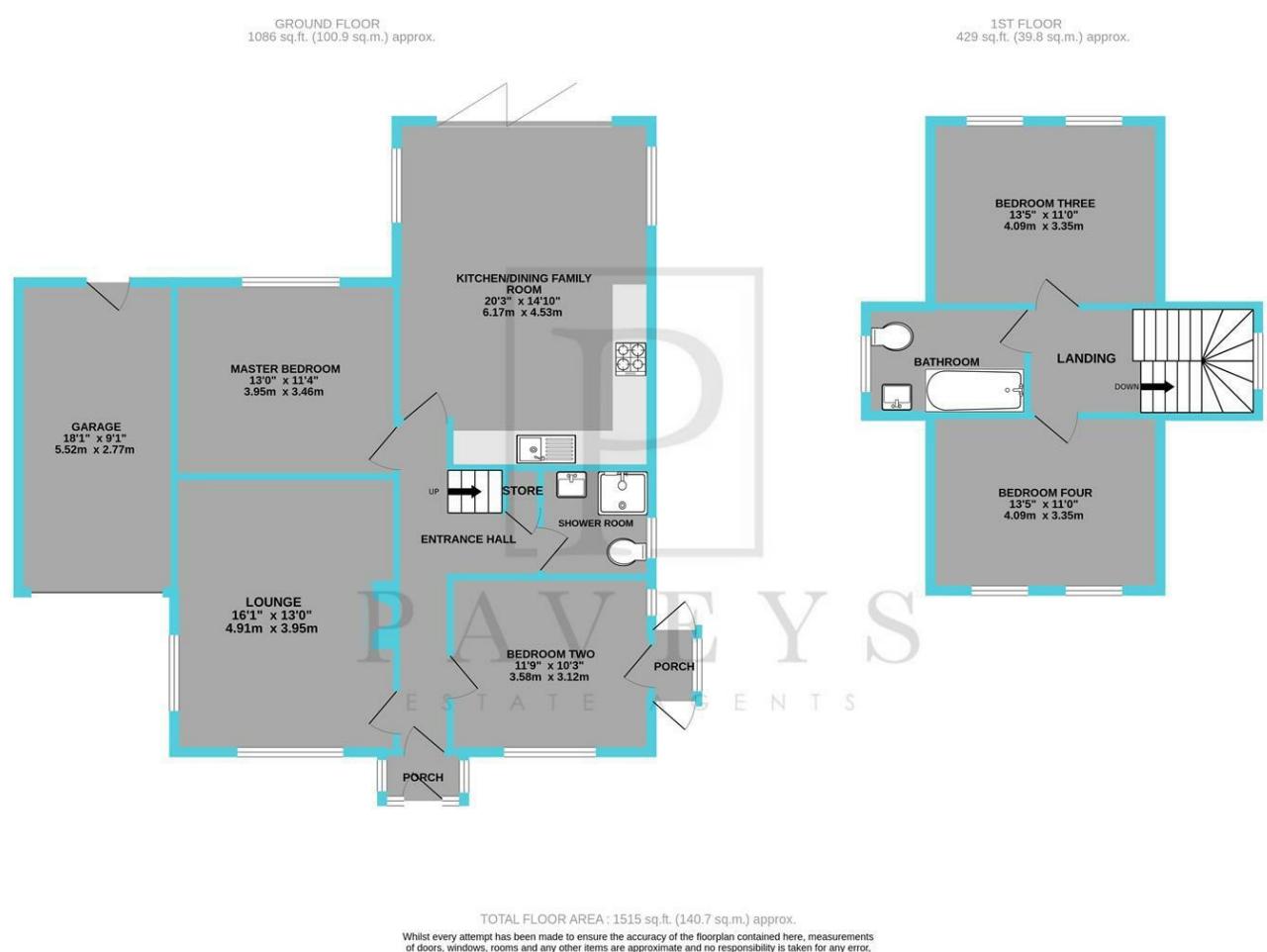
Price £449,950 Freehold

A bright and sunny SPACIOUS DETACHED CHALET positioned in a peaceful cul-de-sac within a short stroll of Frinton's Greensward & gorgeous beach. Key features include a bright and sunny kitchen dining family room with bi fold doors to the garden, formal lounge, two ground floor double bedrooms, two first floor double bedrooms and two bathrooms. The front and rear gardens are laid to lawn and well stocked with flowers and shrubs. There is also a driveway which leads to the garage. Easton Way is a small residential road which is tucked away from the hustle and bustle but is within easy reach of transport links and the shops and eateries in Connaught Avenue and to Walton High Street. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B		81	
(69-80) C			67
(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		

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



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PORCH

UPVC double glazed door to front aspect, double glazed windows to front and side aspects, tiled flooring, light.

ENTRANCE HALL

Hardwood entrance door to front aspect, fitted carpet, stair flight to First Floor, under stairs storage cupboard, radiator.

LOUNGE 16'1 x 13' (4.90m x 3.96m)

Double glazed window to front with fitted shutters, double glazed window to side, wood flooring, wall lights, feature brick built fireplace with surround, radiator

KITCHEN DINING FAMILY ROOM 20'3 x 14'10 (6.17m x 4.52m)

Shaker style over and under counter units, glass fronted display cabinets, slimline work tops, inset white ceramic sink and drainer with mixer tap. Integrated eye level combination grill and eye level oven, gas hob with extractor hood over, integrated slimline dishwasher, integrated fridge freezer, wall mounted boiler (not tested by Agent). Double glazed bi fold doors to rear garden, dual aspect double glazed windows to side, two skylight windows. Tiled flooring, part tiled walls, smooth ceiling, spot lights, radiators.

CLOAKROOM / SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin and fitted shower cubicle. Double glazed window to side, tiled flooring, fully tiled walls, extractor fan heated towel rail.

MASTER BEDROOM 13' x 11'4 (3.96m x 3.45m)

Double glazed window to rear overlooking the garden, wood flooring, smooth and coved ceiling, wall lights, radiator.

BEDROOM TWO 11'9 x 10'3 (3.58m x 3.12m)

Double glazed window to front, fitted shutters, double glazed window to side, fitted carpet, wall lights, radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, fitted carpet.

BEDROOM THREE 13'5 x 11' (4.09m x 3.35m)

Two double glazed windows to rear with fitted shutters, two double glazed Velux windows to side with fitted blinds, fitted carpet, two built in eaves storage cupboards, radiator.

BEDROOM FOUR 13'5 x 11' (4.09m x 3.35m)

Two double glazed windows to front with fitted shutters, two double glazed Velux windows to side with fitted blinds, fitted carpet, two built in eaves storage cupboards, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to side, tiled flooring, fully tiled walls, extractor fan, heated towel rail.

OUTSIDE FRONT

Hardstanding driveway to the front of the garage providing off road parking. The remainder is laid to lawn with retaining hedgerow and wall, panel fencing, gated access to rear.

OUTSIDE REAR

Private rear garden with large patio area, the remainder is laid to lawn with retaining shrub and flower borders. Courtesy door to Garage, panel fencing, gated access to front.

GARAGE

Up and over door, courtesy door to rear garden, power and light connected (not tested by Agent). The Vendor has advised that the plumbed in washer/dryer is to remain and will be included in the sale.

IMPORTANT INFORMATION

Council Tax Band: C

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 will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.

REFERRAL FEES

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