



LAMB & CO

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FRINTON ROAD, FRINTON-ON-SEA, CO13 0PD

PRICE £525,000

An exceptional four-bedroom detached character property, beautifully renovated throughout to an outstanding standard, seamlessly combining period charm with contemporary living. Situated in the highly sought-after village of Kirby Cross, this impressive home offers spacious and versatile accommodation, finished with quality fixtures and fittings throughout. Retaining an abundance of original character while benefiting from modern upgrades, the property features generous reception spaces, a stylish contemporary kitchen, four well-proportioned bedrooms, and an elegant bathroom. Outside, the home enjoys an attractive garden, ample off-road parking, and a peaceful setting, making it ideal for families and those seeking a distinctive home in a desirable location.

- Four Bedrooms
- Beautifully Presented
- Off Road Parking
- Sitting Room & Dining Room
- Character Property
- EPC - TBC



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL

SITTING ROOM

14'00" 12'00" (4.27m 3.66m)



KITCHEN

10'00" 7'00" (3.05m 2.13m)



BATHROOM

11'00" 5'00" (3.35m 1.52m)

BEDROOM THREE

11'5" 10'00" (3.48m 3.05m)



W.C

11'3" 4'9" (3.43m 1.45m)

LOUNGE

14'3" 11'00" (4.34m 3.35m)

DINING ROOM

10'4" 10'00" (3.15m 3.05m)



BEDROOM TWO

13'2" 11'7" (4.01m 3.53m)



BEDROOM FOUR

10'00" 8'3" (3.05m 2.51m)



BEDROOM ONE

14'00" 12'00" (4.27m 3.66m)



OUTSIDE

OUTSIDE REAR



Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

Council Tax Band: E

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - No

Broadband: Superfast

Mobile Coverage: Good

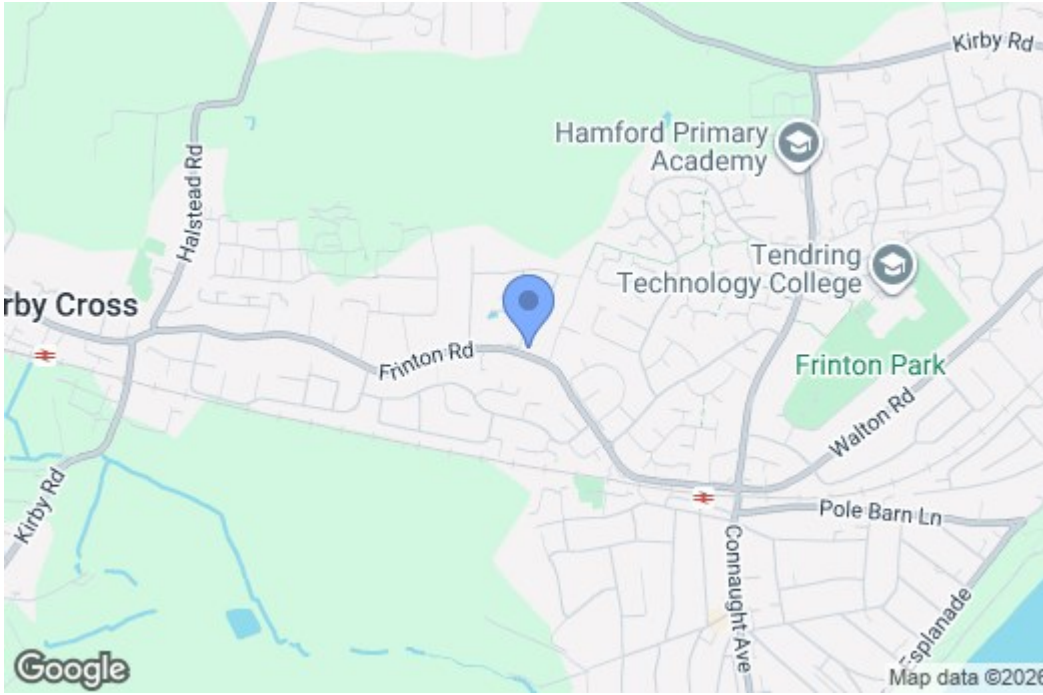
O2 - Good

EE - Good

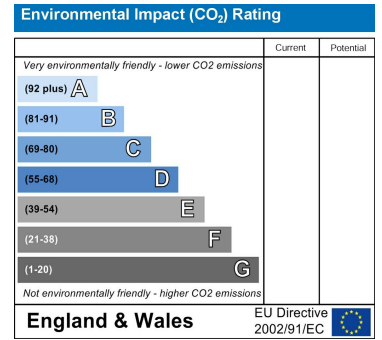
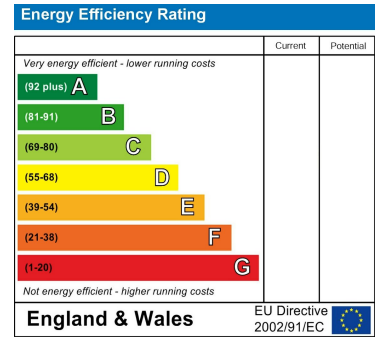
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: North
Non-Standard Features to note: No



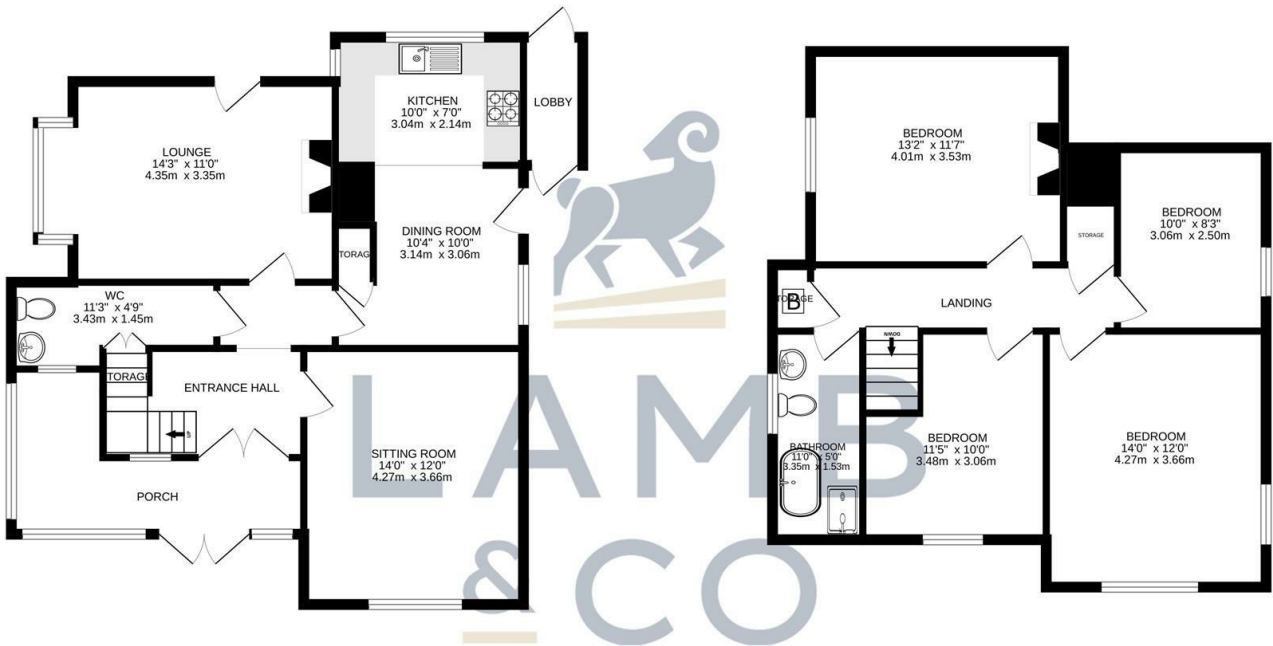
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1433 sq.ft. (133.2 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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