



## Frietuna Road Frinton-On-Sea, CO13 0RY

Located on the sought after 'Frietuna' Development on the outskirts of the Frinton 'Gates', Sheen's Estate Agents have the pleasure in bringing to market this well presented, FOUR BEDROOM DETACHED FAMILY HOME. The property occupies a large corner plot and provides 1603 square feet of living accommodation over two floors. Boasting three reception rooms, modern fitted kitchen, utility room, en-suite to the master bedroom, established rear, front and side gardens and ample off street parking. Conveniently positioned within less than half a mile of the mainline railway station offering links to London Liverpool Street, shopping amenities at the town centre and the prestigious 'Greensward' and Seafront. An internal viewing is highly recommended to fully appreciate the spacious accommodation which is on offer.

- Four Bedrooms
- En-Suite to Master Bedroom
- Three Reception Rooms
- Utility Room
- Secluded, South Facing Landscaped Rear Garden
- Large Plot
- Popular 'Frietuna' Development
- Ample Off Street Parking
- Council Tax Band - E
- EPC Rating - C



**Price £500,000 Freehold**



Accommodation comprises with approximate room sizes:-

Composite door leading to:

### Entrance Hall

Laminate flooring. Radiator. Obscured sealed unit double glazed window to front and side. Open access to further hallway. Door to:



### Cloakroom

Low level WC with enclosed cistern and marble workspace with a range of high gloss cupboards under. Vanity wash hand basin with mixer tap. Tiled splashback. Tiled flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to front.



## Kitchen/Diner

18'5" x 16'11" both max

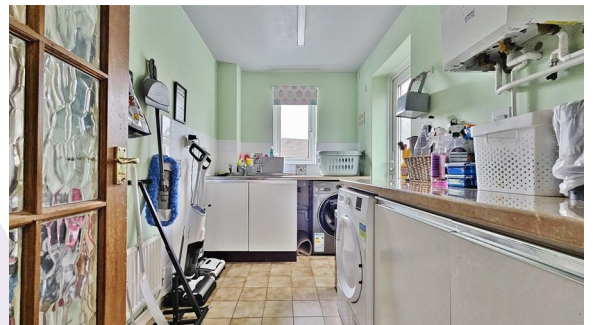
Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Rangemaster to remain with fitted extractor hood above. Further selection of matching units both at eye and floor level. Part tiled walls. Laminate flooring. Space for fridge/freezer and dishwasher. Spotlights. Radiator. Sealed unit double glazed window to front. Door to:



## Utility Room

10'7" x 6'2"

Fitted with floor level cupboards. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Plumbing for washing machine and tumble dryer. Part tiled walls. Tiled flooring. Wall mounted boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



### Breakfast Room

10'7" x 8'10"

Laminate flooring. Radiator. Sealed unit double glazed double doors leading to rear garden.



### Hallway

Stair flight to first floor. Laminate flooring. Radiator. Doors to:

### Bedroom Five/Study

10'7" x 9'8"

Radiator. Sealed unit double glazed window to rear.



### Lounge

21'8" x 11'11"

Featured ornamental surround. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed sliding patio door leading to:





### Conservatory

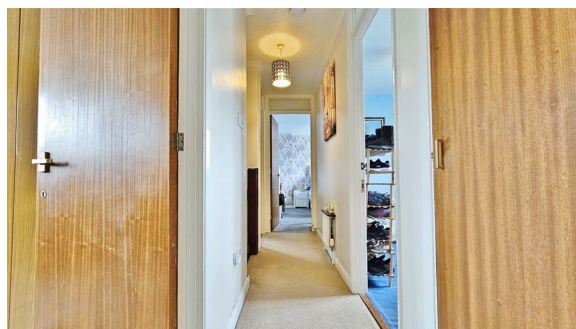
14'5" x 8'4"

Wood effect vinyl flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed door to side. Sealed unit double glazed double doors leading to rear garden.



### Landing

Loft access. Built in airing cupboard housing hot water cylinder. Radiator. Doors to:



### Master Bedroom

16'8" x 10'9"

Two radiators. Sealed unit double glazed windows to front. Door to:



### En-Suite

Modern suite comprises of low level WC. Vanity wash hand basin with high gloss cupboard under. Enclosed fitted shower cubicle with sliding door, wall mounted shower attachment and rainfall shower head. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Bedroom Two

15'5" x 10'5"

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

12' x 10'8"

Radiator. Sealed unit double glazed window to rear.



### Bedroom Four

9'8" x 7'5"

Built in storage cupboard. Radiator. Sealed unit double glazed window to rear.

### Bathroom

Modern suite comprises of low level WC with enclosed cistern and marble work space and a range of high gloss cupboards under. Vanity wash hand basin with mixer tap. Enclosed L-shaped bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled effect vinyl flooring. Wall mounted heated towel. Obscured sealed unit double glazed window to rear.





### Outside - Rear

Beautifully landscaped rear and side gardens with majority laid to lawn. Shingled pathway leading to seating area and side part with potential to extend S.T.P.P. Shed to remain. Access to front via side gate. Enclosed by panelled fencing.



### Alternate Outside Rear View



### Outside - Front

Block paved driveway providing ample off street parking. Remainder laid to lawn.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

### JD/05.25

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

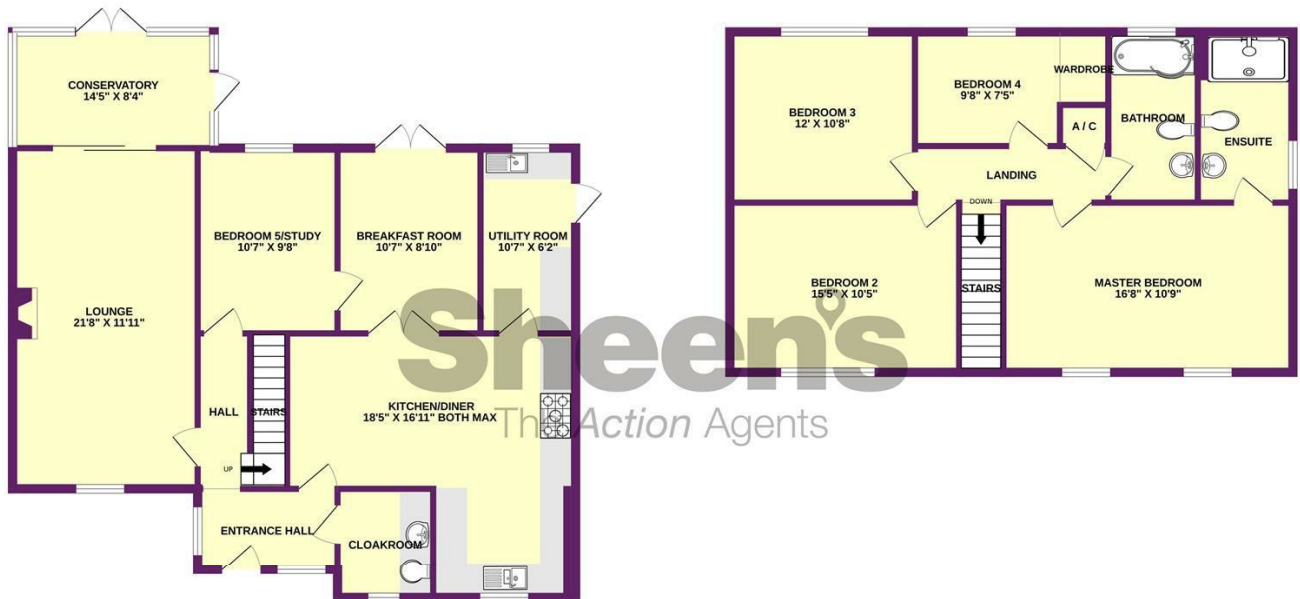
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.





GROUND FLOOR

1ST FLOOR



FRIETUNA ROAD

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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## Selling properties... not promises

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