



Roydon Way Frinton-on-Sea, CO13 0AL

Situated in one of Frinton-on-Sea's most sought after residential locations, Sheen's Estate Agents are delighted to offer this STUNNING, THREE BEDROOM SEMI DETACHED HOUSE. This beautifully presented home is positioned on a CORNER PLOT with spacious accommodation throughout. Boasting a ground floor cloakroom, separate lounge, kitchen and dining room along with a stunning modern family bathroom and three bedrooms. Outside, the property benefits from a well proportion private garden and ample off street parking. "Malloes" is within easy reach of the town centre, mainline railway station, seafront and highly regarded local amenities, the property is ideal for families, retirees or those seeking a coastal retreat. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the sheer quality of the accommodation offered.

- Three Bedrooms
- Stunning Throughout
- Corner Plot Position
- Ample Off Street Parking
- Ground Floor Cloakroom
- Separate Lounge, Kitchen, Dining Room
- Sought After Location
- Walk To Frinton Town Centre
- EPC Rating - E
- Council Tax Band - C



Price £450,000 Freehold

The accommodation comprises approximate room sizes:

Hardwood door leading to:-

Entrance Hall

Wood effect laminate flooring. Radiator. Stair-flight to first floor.
Door to:-



Cloakroom

Modern suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Part stone effect tiled walls. Stone effect tiled flooring. Extractor fan. Obscured sealed unit double glazed window to front.



Lounge

12'1" x 11'6"

Wood effect laminate flooring. Radiator. Large sealed unit double glazed window to front. Opening to:-



Dining Room

12'6" x 10'5"

Wood effect laminate flooring. Feature fireplace. Radiator. Two sealed unit double glazed windows to rear. Sealed unit double glazed door to rear. Opening to:-



Kitchen

12'11" x 8'12"

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel sink bowl and drainer unit. Five ring gas hob with electric oven and grill under. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Tiled splash back. Wall mounted combination boiler providing hot water and heating throughout. Sealed unit double glazed window to rear. Sealed unit double glazed door to garden.



Landing

Large sealed unit double glazed window to side. Loft access via loft hatch. Doors to:-



Master Bedroom

12'1 x 11'7"

Fitted wardrobes. Radiator. Sealed unit double glazed window to front.



Bedroom Two

12'6" x 11'7"

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



Bedroom Three

9' x 7'4"

Radiator. Sealed unit double glazed window to front.



Family Bathroom

Modern suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Fitted panelled bath. Walk -in fitted shower cubicle with wall mounted shower attachment. Part stone effect tiled walls. Stone effect tiled flooring. Heated towel rail. Two obscured sealed unit double glazed windows to rear.



Outside - Rear

Raised wooden decking entertainment area. Part shingled area. Remainder laid to lawn. Borders well stocked with flowers, shrubs and bushes. Storage shed to remain. Corner plot. Enclosed by panelled fencing. Access to front via wooden gate.



Outside - Front

Concrete path leading to front door. Remainder laid to lawn. Borders well stocked with flowers, shrubs and bushes. Corner plot. Hardstanding area providing off ample street parking.



Alternative Outside Front Shots



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: The vendor has informed us that the property was underpinned in 1978 and a structural report in 2022 stated that "There should be no reason from a structural point of view why this property should not be accepted for a mortgage or insurance point of view."

DH.07/26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

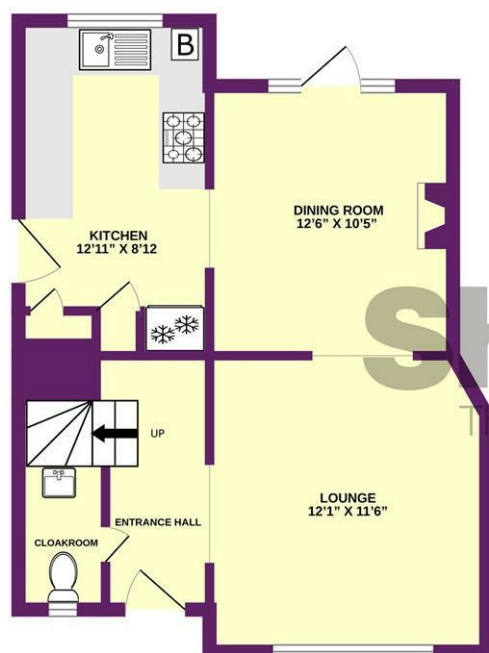
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Disclaimer - wide angle lens etc.

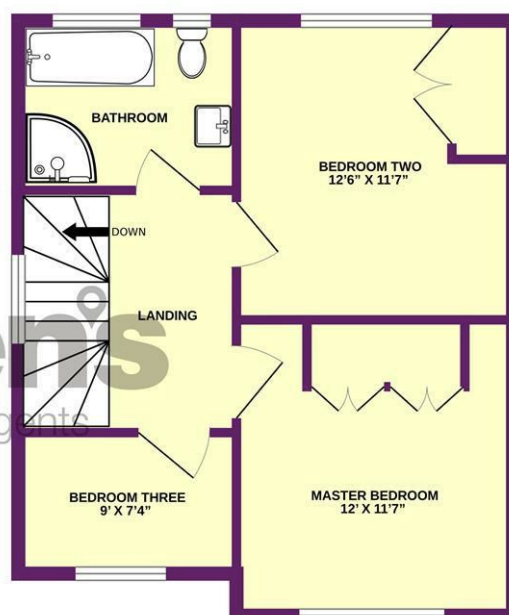
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR



1ST FLOOR



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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