



## Heron Way Frinton-On-Sea, CO13 0UU

Sheen's Estate Agents have the pleasure in offering for sale this FOUR BEDROOM DETACHED FAMILY HOME, located on the popular 'Frietuna' Development. The property benefits from a spacious entrance hallway, four bedrooms and is conveniently located one mile from Frinton's seafront, shopping amenities in Connaught Avenue and mainline railway station with links to London Liverpool Street, an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- 15'9 x 11'11 Lounge
- 13'10 x 8'10 Fitted Kitchen
- 10'6 x 9'8 Dining Room
- En-Suite To Master Bedroom
- Double Glazed Windows
- Approximately 50' Rear Garden
- Garage & Off Street Parking
- EPC Rating TBC
- Council Tax Band - E



**Price £375,000 Freehold**

DRAFT DETAILS - NOT YET APPROVED BY VENDOR

The accommodation comprises approximate room sizes:

Part glazed wooden entrance door to:

### ENTRANCE HALLWAY

Stair flight to first floor. Storage cupboard. Double glazed window to front. Radiator. Doors to:



### LOUNGE

15'9 x 11'11

Two radiators. Double glazed window to rear. Double glazed double doors to rear.



## KITCHEN

13'10 x 8'10

Range of matching high gloss units at both eye and floor level. Laminated rolled edge work surfaces. Inset stainless steel single drainer sink unit. Inset oven and grill. Inset four ring gas hob. Space for free standing fridge/freezer. Space for dish washer. Part tiled walls. Radiator. Double glazed window to rear.



## UTILITY ROOM

6' x 5'4

High gloss units. Laminated rolled edge work surface with inset stainless steel single drainer sink unit. Plumbing and space for washing machine. Space for under counter fridge or freezer. Part tiled walls. Storage cupboard housing wall mounted gas boiler. Radiator. Double glazed window to side. Part glazed wooden door to side.



## DINING ROOM

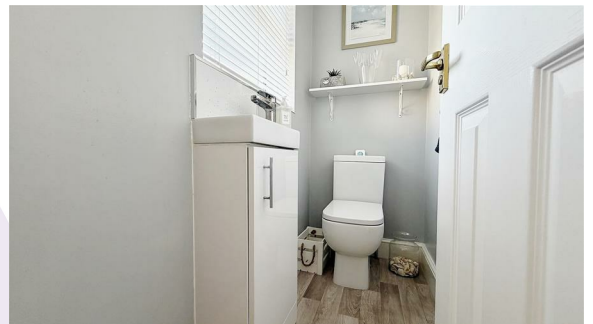
10'6 x 9'8

Radiator. Double glazed window to front.



## GROUND FLOOR CLOAKROOM

Wall mounted hand wash basin in vanity unit with cupboard below. Low level WC. Double glazed window to front.



## FIRST FLOOR LANDING

Double glazed window to front. Doors to:



## BEDROOM ONE

12'2 x 10'3

Radiator. Fitted wardrobes. Double glazed window to rear. Door to:



## EN-SUITE SHOWER ROOM

Three piece shower suite. Hand wash basin in vanity unit with cupboards under. Low level WC in concealed system. Enclosed shower cubicle with wall mounted shower. Part tiled walls. Radiator. Double glazed window to side.



## BEDROOM TWO

12'1 x 8'11

Radiator. Double glazed window to rear.



## BEDROOM THREE

11'1 x 9'11 max

Radiator. Two double glazed windows to front.



## BEDROOM FOUR

9'10 x 7'1

Fitted wardrobes. Radiator. Double glazed window to front.



## BATHROOM

Three piece suite. Low level WC in concealed system. Hand wash basin in vanity unit with cupboards under. Panel enclosed bath with wall mounted shower over. Part tiled walls. Radiator. Double glazed window to side.



## OUTSIDE - REAR

approx 50'

Paved patio area. Remainder being laid to lawn. Borders stocked with flowers and shrubs. Gate to side giving access to front. Personal door to garage. Enclosed by panel fencing.



## OUTSIDE - FRONT

Lawned area with flowers and shrubs. Hard standing area providing off street parking leading to garage with up and over door.



Tenure: Freehold

Council Tax: Tendring District Council.

Council Tax Band; E

Payable 2026/2027 £2831.38 Per Annum.

Any Additional Property Charges:

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

Non-Standard Property Features To Note:

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

### GP 06/26

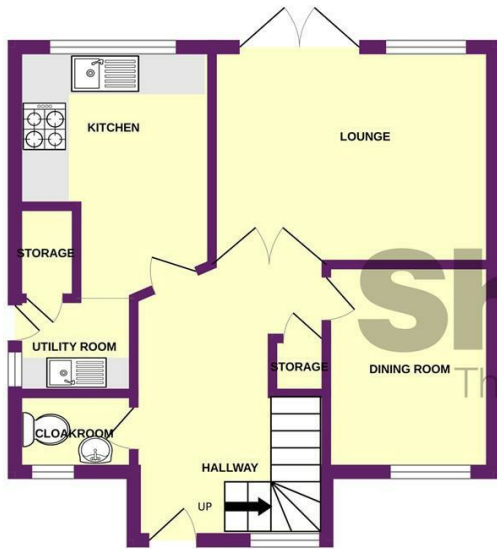
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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](http://www.sheens.co.uk).

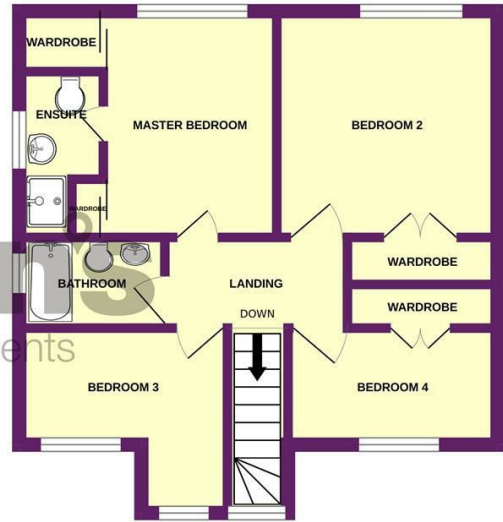


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GROUND FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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## Selling properties... not promises

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