



20 Stallards Crescent, FRIETUNA, Essex. CO13 0TN

- Freituna Development
- Detached House
- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Ground Floor Cloakroom
- En-Suite To Master Bedroom
- Integral Garage
- Off Road Parking
- Front & Rear Gardens
- Close To Train Station, Shops & Beach



PROPERTY DESCRIPTION

Located on the popular FRIETUNA DEVELOPMENT and within easy reach of Frinton's Mainline Railway Station, Beach and Connaught Avenue, My Moving Places have the pleasure in offering For Sale this SUBSTANTIAL FOUR DOUBLE BEDROOM DETACHED FAMILY HOME. Internally the Entrance Hall gives way to the Lounge with feature fireplace and leads through to the Dining Room with Patio doors to the Garden. The Kitchen/Breakfast Room, with Integrated Appliances and Breakfast Bar leads through to the Conservatory. The Ground Floor also boasts a Cloakroom with Four Double Bedrooms to the First Floor, En-Suite to the Master and a Family Bathroom. Externally there is a good sized Rear Garden and to the Front, Driveway Leading to the Integral Garage and a Front Lawn. Throughout this home is presented to a high standard and in our opinion needs to be viewed to fully appreciate the size of the rooms on offer.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

15' 7" x 6' 4" (4.75m x 1.93m) Composite entrance door, laminate flooring, under stairs storage cupboard, stairs to First Floor, radiator.

CLOAKROOM

6' 4" x 2' 11" (1.93m x 0.89m) Fitted with a low level WC and wall mounted wash hand basin. Obscured double glazed window to front, tiled splashback, laminate flooring, radiator.

LOUNGE

14' 11" x 12' 7" (4.55m x 3.84m) Double glazed window to front, laminate flooring, feature fireplace with surround and hearth with gas fire inset (not tested), radiator. Open plan to Dining Room.

DINING ROOM

11' 6" x 10' 9" (3.51m x 3.28m) Double glazed patio doors to garden, laminate flooring, radiator.

KITCHEN/BREAKFAST ROOM

17' 7" x 11' 5" narrowing to 8'04" (5.36m x 3.48m) Range of base, drawer and matching eye level units, roll edge work surfaces inset stainless steel 1 and 1/2 sink and drainer unit, breakfast bar. Built in double Neff oven and electric Hotpoint hob with extractor hood over, integrated washing machine and dishwasher, wall mounted boiler (not tested), space for fridge freezer. Double glazed window to rear, tiled flooring, tiled splash backs, courtesy door to Garage, open to Conservatory.

CONSERVATORY

9' 7" x 8' 4" (2.92m x 2.54m) Double glazed windows to rear and side aspects, double glazed door to garden, tiled flooring, heat controlled pitched roof.

FIRST FLOOR

LANDING

9' 4" x 6' 6" (2.84m x 1.98m) Fitted carpet, radiator, loft access with pull down ladder (loft is boarded, painted with power and light).

MASTER BEDROOM

12' 11" x 12' 6" (3.94m x 3.81m) Double glazed window to rear aspect, fitted carpet, built in wardrobe, radiator. Door to En-Suite.

EN-SUITE TO MASTER

8' 3" x 5' 5" (2.51m x 1.65m) White suite comprising low level WC, vanity wash hand basin and low profile shower cubicle with rainfall shower head. Obscured double glazed window to rear aspect, laminate flooring, heated towel rail.

BEDROOM TWO

12' 10" x 12' 4" (3.91m x 3.76m) Double glazed window to front aspect, fitted carpet, built in wardrobe, radiator.

BEDROOM THREE

12' 3" x 8' 5" (3.73m x 2.57m) Double glazed window to rear aspect, laminate flooring, radiator.

BEDROOM FOUR

19' 2" x 8' 5" (5.84m x 2.57m) Double glazed windows to front and side aspects, laminate flooring, eaves storage, radiator.

BATHROOM

8' 2" x 6' 5" (2.49m x 1.96m) Suite comprising low level WC, wash hand basin and bath with mixer taps and electric shower over (not tested). Obscured double glazed window to front, tiled flooring, airing cupboard housing hot water tank, radiator.

EXTERIOR

GARDEN

To the Front: Open plan garden laid to lawn with flower and shrub borders, block paved driveway for multiple vehicles, outside tap, gated access to rear garden.

To the Rear: Commencing with large decked area with remainder laid to lawn. Mature flower and shrub borders, outside tap, garden shed with power, additional outside electric point.

INTEGRAL GARAGE

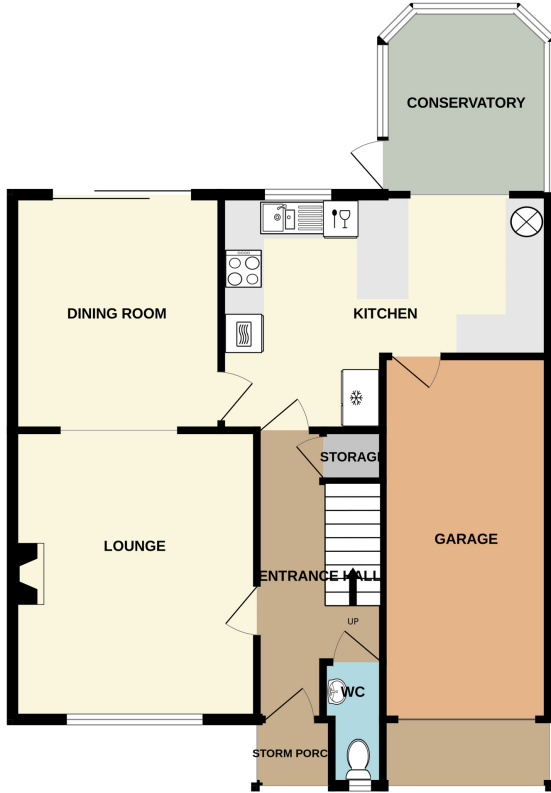
19' 5" x 8' 6" (5.92m x 2.59m) Fitted with an up and over door, power and light connected, UPVC integral door to Kitchen.



FLOORPLAN & EPC



GROUND FLOOR

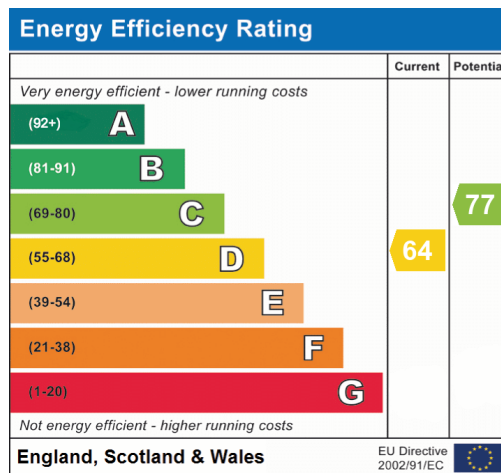


1ST FLOOR



STALLARDS CRESCENT

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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