

FOR SALE

£650,000 Freehold



5 Graces Walk Essex, FRINTON-ON-SEA. CO13 9PQ

- Art Deco Detached House
- Three Double Bedrooms
- Modern Shower Rooms
- High End Finish Throughout
- Many Original Features Retained
- Walk To The Beach & Greensward
- South Facing Rear Garden
- Driveway & Garage



PROPERTY DESCRIPTION

This substantial and striking THREE DOUBLE BEDROOM DETACHED FAMILY HOME built in the 1930's as part of the exclusive Frinton Park Development that gave us these wonderful Art Deco Modernist Homes stands proudly and thoughtfully updated by its current owners. Its positioned in a Quiet Cul-De-Sac just of the Sea Front and Greensward of FRINTON ON SEA. Internally, you step into a Bright and Spacious Entrance Hall with feature Oak and Glass stairway to the First Floor. The Entrance Hall gives way to the Ground Floor Shower Room, Extended Kitchen and Open-Plan Lounge/Family Room and Home Office. The Lounge/Family Room is Dual Aspect and in keeping with the design boasts large windows to Front, Rear and Side Aspects flooding the room with lots of natural light. The Kitchen, full of High End Integrated Appliances has been thoughtfully designed with Modern Conveniences without compromising on the style of the home. To the First Floor the Galleried Landing gives way to Three Double Bedrooms all with Large Built In Wardrobes and the Master boasting a Balcony with access to the roof. In addition there is a Shower Room with a Large Low-profile Double walk in shower. Externally the Private and Well Stocked Rear Garden is South Facing, whilst to the Front a Large Driveway provides Off-Road Parking leading to the Garage. In our opinion a viewing of this unique and immaculately presented home is essential to fully appreciate all the many small touches such as the Art Deco door handles and Parquet flooring that the current owners have lovingly restored and sourced. Truly a show stopper home not to be missed.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Feature composite door with double glazed side panels, feature stairs case with glass balustrade and built in lighting. Parquet flooring, smooth and coved ceiling with spot lights, radiator.

SHOWER ROOM

5' 3" x 3' 6" (1.60m x 1.07m) Comprising low level WC, wash hand basin with cupboards under and shower cubicle. Obscure double glazed port window, tiled walls, tiled flooring, extractor fan, smooth and coved ceiling with spot lights, vertical radiator.

KITCHEN

20' 5" x 8' 3" (6.22m x 2.51m) Luxury high gloss units with lights above and under, square edge work surface with direct moulded sink and drainer. 5 ring Neff induction hob with extractor over, built in eye level electric Neff double oven. Integrated Bosch washing machine and dishwasher. Space for American style fridge/freezer and wine fridge, serving hatch. Triple glazed door to rear garden, Velux double glazed window, double glazed feature port hole window to side aspect and double glazed window to side aspect, LVT flooring, vertical radiator.

OPEN PLAN LOUNGE

Large double glazed window to front aspect with fitted electric blinds, two double glazed windows to side aspect, parquet flooring continuing through from the Entrance Hall, picture rail, smooth and coved ceiling, two radiators.

OPEN PLAN DINING ROOM

Triple glazed doors to rear garden with large window panels to sides, two double glazed windows to side aspect, two double glazed Velux windows, parquet flooring, smooth and coved ceiling with spot lights, three radiators.

OPEN PLAN OFFICE AREA

The vendors of this property are currently using this space as an office area, feature port hole, picture rail, parquet flooring.

FIRST FLOOR

BEDROOM ONE

13' 1" x 11' 9" (3.99m x 3.58m) Double glazed window to front aspect with fitted electric blinds, double glazed door with fitted electric blinds leading to Balcony, double glazed window with fitted electric blinds to side aspect. Built in wardrobes with mirrored sliding doors and feature lighting, LVT flooring, smooth and coved ceiling with feature lights, radiator.

BEDROOM TWO

15' 2" x 8' 9" (4.62m x 2.67m) Double glazed window to rear aspect, fitted carpet, built in wardrobe with triple mirrored sliding doors, smooth and coved ceiling with feature light, radiator.

BEDROOM THREE

12' 3" x 10' 9" (3.73m x 3.28m) Double glazed window to rear aspect, fitted carpet, built in wardrobe, smooth and coved ceiling with feature light, radiator.

SHOWER ROOM

8' 9" x 7' 8" (2.67m x 2.34m) Luxury suite comprising low level WC with hidden cistern, vanity wash hand basin, walk in shower with wall mounted rainfall shower head and secondary shower attachment, wall housing inset shower shelf. Feature corner double glazed windows, obscure double glazed window to side aspect, VDT flooring, extractor, smooth ceiling with spot lights, vertical radiator, heated towel rail.

BALCONY

Paved Balcony with pebbled border, railings and lighting.

EXTERIOR

TO REAR

Attractive paved curved patio area, feature circular lawn leading to well stocked raised landscaped borders with solar lighting in trees. Raised patio seating area to rear with summerhouse, outside lighting and tap, water feature, floor mounted feature lighting. Voice activated alarm system and wall mounted security cameras.

TO FRONT

paved driveway providing off street parking, raised lawn and shrub borders, retaining front wall with granite top posts and railings, inset lighting an added security lighting, access to rear via side gate.

GARAGE

Electric up and over door, power and light connected.

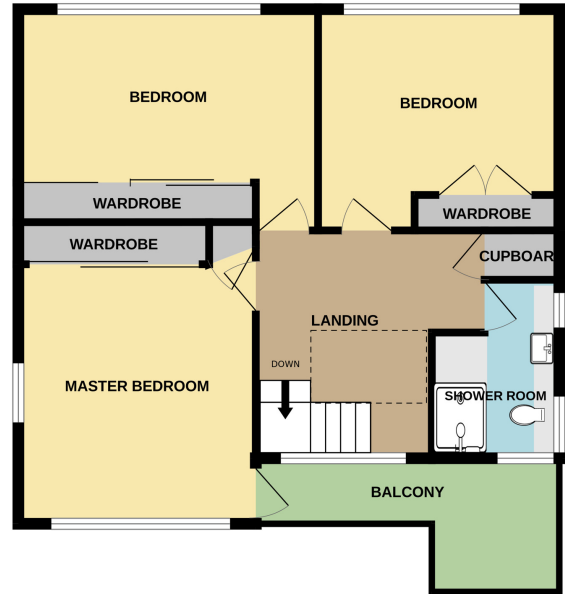


FLOORPLAN



GROUND FLOOR

1ST FLOOR



GRACES WALK

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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