



57 Elm Tree Avenue, Frinton-on-Sea, Essex. CO13 0BB

- Extended & Detached Bungalow
- Two Double Bedrooms
- Four Piece Family Bathroom
- Fully Integrated Kitchen Appliances
- Lounge & Sunroom
- Driveway & Garage
- Front & Rear Gardens
- Non-Estate Location
- Close To Connaught Avenue & The Triangle
- Close To Mainline Train Station & Bus Links



PROPERTY DESCRIPTION

Located in a Non-Estate Position just outside of the FRINTON 'GATES' My Moving Places have the pleasure in offering For Sale this TWO DOUBLE BEDROOM DETACHED BUNGALOW on a generously sized plot. On arrival you Step into a Good Sized Entrance Hall giving access to both Double Bedrooms front, from there is the Four Piece Family Bathroom with Bath and Separate Large Shower Cubicle. The Lounge gives access to a Conservatory/Sun Room and the Dining Room Open-Plan with the Fully Integrated Kitchen and views of the Garden. Externally there is a Good Sized West Facing Rear Garden with Rear Garage Access, Timber Framed Bar and Hot Tub areas. To the Front is a Large Driveway, Garden and Garage. The position of this home is ideal for anyone who commutes being close to Frinton's Mainline Railway as well as good bus links and Catchment to Hamford Primary Academy and TTC. In our opinion a viewing is essential to fully appreciate the central location of this well proportioned home.



ROOM DESCRIPTIONS

ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, storage cupboard, radiator, wood flooring.

MASTER BEDROOM

11' 7" x 11' 5" (3.53m x 3.48m) Double glazed window to front aspect, built in wardrobe, radiator, wood flooring.

BEDROOM TWO

12' 0" x 10' 7" (3.66m x 3.23m) Double glazed window to front aspect, built in wardrobe, radiator, wood flooring.

BATHROOM

White suite comprising of low level WC, vanity wash hand basin, panelled bath and separate low profile large shower with rainfall shower head. Obscure double glazed window to side aspect, heated towel rail, tiled floor, access to loft via hatch.

DINING ROOM

14' 9" x 10' 0" (4.50m x 3.05m) Double glazed window to side aspect, radiator, wood flooring. Open-plan to the Kitchen.

KITCHEN

12' 7" x 7' 10" (3.84m x 2.39m) Range of matching white high gloss eye level, base and drawer units, roll edge work surface inset stainless steel sink and drainer unit with mixer tap. Integrated five ring electric hob with oven below and extractor over, integrated fridge freezer, dishwasher and washing machine. UPVC double glazed door to garden, obscure double glazed windows to side aspect, double glazed window to rear aspect, part tiled walls, tiled floor.

LOUNGE

13' 10" x 11' 5" (4.22m x 3.48m) Bi-folding doors to sun room, radiator, wood flooring.

SUN ROOM

10' 10" x 10' 1" (3.30m x 3.07m) Double glazed French doors to garden, double glazed windows to rear aspect, wood flooring.

EXTERIOR

GARDEN

To the Front: Driveway providing ample off-road parking, leading to Garage. Picket fence and hedging, remainder laid with artificial lawn.

To the Rear: Commencing with attractive block paved patio remainder laid to lawn. Attractive and well stocked flower and shrub borders, outside bar, covered hot tub area, door to potting shed/workshop to rear of garage. Access to front via side gate, outside power, outside tap.

GARAGE

Up and over door, door to rear, power and light, wall mounted combi boiler.



FLOORPLAN & EPC



ACCOMMODATION



ELM TREE AVENUE

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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