

FOR SALE

£479,995 Freehold



# Frietuna Road, Kirby Cross, Frinton-on-Sea, Essex. CO13 ORY

- Detached House
- Four Bedroom
- South Facing Rear Garden
- Three Reception Rooms
- Utility Room
- En-Suite To Master Bedroom
- Ample Off Street Parking
- Popular Freituna Development



## PROPERTY DESCRIPTION

Located on the highly sought-after \*Frietuna\* development on the outskirts of Frinton-on-Sea's famous "Gates", My Moving Places are delighted to offer for sale this well-presented four-bedroom detached family home. Occupying an impressive corner plot. The home features three reception rooms, a modern fitted kitchen, separate utility room and a master bedroom with en-suite facilities. Externally, there are established front, side and rear gardens along with ample off-street parking. Ideally situated within half a mile of the mainline railway station with direct links to London Liverpool Street, the property is also conveniently close to the town centre amenities and the prestigious Greensward and seafront. Internal viewing is strongly recommended to fully appreciate the size and accommodation on offer.



# ROOM DESCRIPTIONS

## GROUND FLOOR

### ENTRANCE HALL

Composite entrance door into Hall, obscure double glazed window to front and side, laminate flooring, radiator.

### cloakroom

Fitted with a low-level WC with concealed cistern set within a marble-effect work surface and high-gloss storage cupboards below. A vanity wash hand basin with mixer tap is complemented by a tiled splashback and tiled flooring. Additional features include an extractor fan, radiator, and an obscured sealed unit double glazed window to the front.

### Kitchen/Diner

18' 5" x 16' 11" (5.61m x 5.16m) This bright and spacious kitchen/diner offers a welcoming open-plan feel, ideal for both everyday living and entertaining. The kitchen is fitted with a range of stylish shaker-style units in a soft blue finish, complemented by wood-effect work surfaces, tiled splashbacks and a large range cooker with extractor over. There is ample cupboard storage along with space for appliances and a practical work area beneath the window providing plenty of natural light. The dining area comfortably accommodates a table and chairs, creating a sociable space for family meals, with contemporary flooring running throughout to enhance the sense of space. The room benefits from a pleasant outlook and easy flow between cooking and dining areas, making it a practical and attractive hub of the home.

### Lounge

21' 8" x 11' 11" (6.60m x 3.63m) This generously proportioned lounge is a bright and comfortable living space, enhanced by large sliding patio doors that open directly onto the rear garden and allow plenty of natural light to fill the room. A front-facing window provides additional light, creating a pleasant dual-aspect feel throughout the day.

The room features neutral décor, coving to the ceiling and a decorative fireplace focal point, while the layout offers excellent flexibility for a variety of seating arrangements. Its spacious design makes it ideal for both relaxing and entertaining, with a warm and welcoming atmosphere.

### Utility Room

10' 7" x 6' 2" (3.23m x 1.88m) The room is fitted with a range of base-level cupboards complemented by rolled-edge work surfaces and an inset stainless steel sink with drainer. There is plumbing in place for both a washing machine and tumble dryer. Additional features include part-tiled walls, tiled flooring, a wall-mounted boiler supplying heating and hot water throughout, and a radiator. A sealed unit double glazed window overlooks the rear, with an obscured sealed unit double glazed door providing side access.

### Breakfast Room

10' 7" x 8' 10" (3.23m x 2.69m) Laminate flooring. Radiator. Sealed unit double glazed double doors leading to rear garden.

### Conservatory

14' 5" x 8' 4" (4.39m x 2.54m) The room features wood-effect vinyl flooring, sealed unit double glazed windows to both the side and rear aspects, a sealed unit double glazed door to the side, and double glazed French doors opening out to the rear garden.

### Landing

Loft access, Built in airing cupboard, radiator.

### Ensuite

Modern suite comprises of low level WC. Vanity wash hand basin with high gloss cupboard under. Enclosed fitted shower cubicle with sliding door, wall mounted shower attachment and rainfall shower head. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.

### Master Bedroom

16' 8" x 10' 9" (5.08m x 3.28m) Two Radiators. Sealed unit double glazed windows to front

### Bedroom 2

15' 5" x 10' 5" (4.70m x 3.17m) Radiator. Double Glazed Window to the front

### Bedroom 3

12' 0" x 10' 8" (3.66m x 3.25m) Radiator. Double Glazed window to rear

### Bedroom 4

9' 8" x 7' 5" (2.95m x 2.26m) Built in storage cupboard, Radiator, Double Glazed Window

### Bathroom

The modern suite comprises a low-level WC with concealed cistern, set within a marble-effect work surface with high-gloss storage cupboards beneath. A vanity wash hand basin with mixer tap is also fitted, along with an enclosed L-shaped bath featuring a shower screen and wall-mounted shower attachment. The room benefits from fully tiled walls, tiled-effect vinyl flooring, a wall-mounted heated towel rail, and an obscured sealed unit double glazed window to the rear.

### Outside - Rear

The property enjoys beautifully landscaped rear and side gardens, predominantly laid to lawn, with a shingled pathway leading to a seating area and additional side space offering potential to extend (subject to planning permission). A garden shed is to remain, and there is side gate access to the front. The gardens are fully enclosed by panelled fencing.



# FLOORPLAN & EPC



GROUND FLOOR  
1022 sq.ft. (94.9 sq.m.) approx.



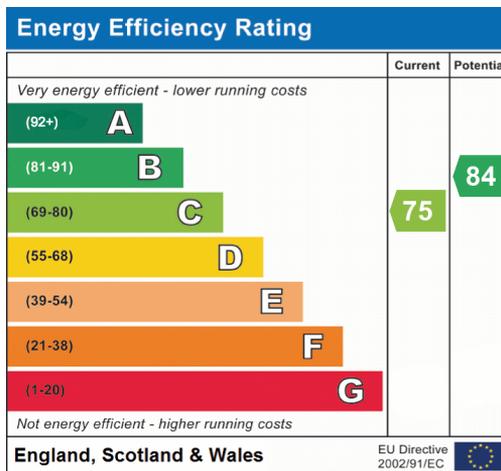
1ST FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



FRIETUNA ROAD

TOTAL FLOOR AREA: 1801 sq.ft. (167.3 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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