

FOR SALE

£675,000



22 Graces Walk, Frinton-on-Sea, Essex. CO13 9PQ

- Detached Bungalow
- Three bedrooms (master with en-suite)
- Located within the exclusive Frinton 'Gates'
- Easy Access to Local Amenities & Train Station
- Landscaped gardens, detached garage, and driveway parking
- Landscaped rear garden
- Peaceful cul-de-sac location
- Short Walk to Beach



PROPERTY DESCRIPTION

Tucked away in a quiet cul-de-sac within Frinton-on-Sea's exclusive 'Gates', and just a short stroll from the seafront and Greensward, 22 Graces Walk offers a rare opportunity to acquire a beautifully updated and extended detached bungalow in one of the town's most desirable addresses. Redesigned in 2016, this exceptional property underwent extensive improvements including a rear extension, new drainage, rewire, and new plumbing — ensuring a high-quality and energy-efficient home ready for immediate enjoyment. The striking exterior is finished in low-maintenance composite weatherboard cladding, while inside the home boasts solid oak flooring throughout, a stunning vaulted-ceiling lounge/diner, and bi-fold doors with electric blinds opening onto the landscaped rear garden. The sash-style double glazed windows provide a traditional aesthetic with modern performance. At the heart of the home is a sleek, fully fitted kitchen featuring high-gloss cabinetry, integrated appliances including a steam oven, standard oven, dishwasher, and a large island with a ceiling-mounted extractor — perfect for both everyday cooking and entertaining. The accommodation comprises three double bedrooms, including a generous master with modern en-suite, plus a stylish main bathroom. The layout flows effortlessly and is flooded with natural light throughout. Outside, the property enjoys a wide gravel driveway with ample off-road parking, detached garage, and beautifully landscaped gardens offering a tranquil and private setting just moments from the sea. A rare opportunity to secure a high-specification, move-in-ready bungalow in one of Frinton's most sought-after roads — early viewing is highly recommended.



ROOM DESCRIPTIONS

INTERNAL

KITCHEN

10' 4" x 12' 5" (3.15m x 3.78m) Sleek and stylish, this contemporary kitchen features high-gloss units, quartz worktops, a central island with induction hob and ceiling extractor, steam and standard ovens, and integrated appliances — all flooded with natural light from the bi-fold doors.

LOUNGE

15' 5" x 21' 9" (4.70m x 6.63m) This impressive open-plan lounge and dining area extends directly from the kitchen and features vaulted ceilings with Velux windows, solid oak flooring, and stylish décor throughout. Full-width bi-fold doors open onto the beautifully landscaped garden and come complete with remote-controlled electric blinds, offering both light and privacy at the touch of a button — a perfect space for both entertaining and everyday living.

BATHROOM

8' 5" x 8' 5" (2.57m x 2.57m) The contemporary bathroom features a freestanding bath with wall-mounted chrome mixer tap and shower attachment, a sleek floating vanity unit with inset basin, and large neutral-toned tiles throughout. Twin frosted sash windows allow in natural light.

BEDROOM THREE

10' 6" x 11' 10" (3.20m x 3.61m) Currently used as a home office and occasional guest room, Bedroom three offers excellent versatility. With a large window providing plenty of natural light, fitted carpet, and a neutral colour scheme, it's ideal as a study, hobby room, or third bedroom.

BEDROOM TWO

12' 3" x 12' 5" (3.73m x 3.78m) A generously sized bedroom offering a calm and elegant retreat, fitted carpet, a soft neutral décor, and three sets of built-in wardrobes with oak panelled doors.

MASTER BEDROOM

13' 11" x 16' 9" (4.24m x 5.11m) The spacious master bedroom is beautifully presented with soft neutral tones, fitted carpet, and a large sash window overlooking the front garden. It benefits from an en-suite.

EN-SUITE

3'3" x 11' 6" (1.75m x 3.51m) Walk-in shower, floating vanity unit, and contemporary tiling throughout.

EXTERNAL

FRONT GARDEN

The front garden is beautifully landscaped with a mix of lawn, established palms, and decorative planting, bordered by smart fencing for added privacy. A wide shingle driveway provides ample off-road parking and leads to a detached garage, all framed by neat brick edging and mature shrubs for an attractive and welcoming approach.

REAR GARDEN

The rear garden is a peaceful and private oasis, beautifully landscaped with mature planting, established trees, and curved lawn areas bordered by vibrant flowerbeds. A paved patio offers plenty of space for outdoor furniture, perfect for entertaining or relaxing. Stepping stones lead through the garden to a further seating area and side access. Fully enclosed and immaculately maintained, this garden provides a tranquil backdrop to the home and is accessed directly via bi-fold doors from the main living space.



FLOORPLAN



GROUND FLOOR



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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