



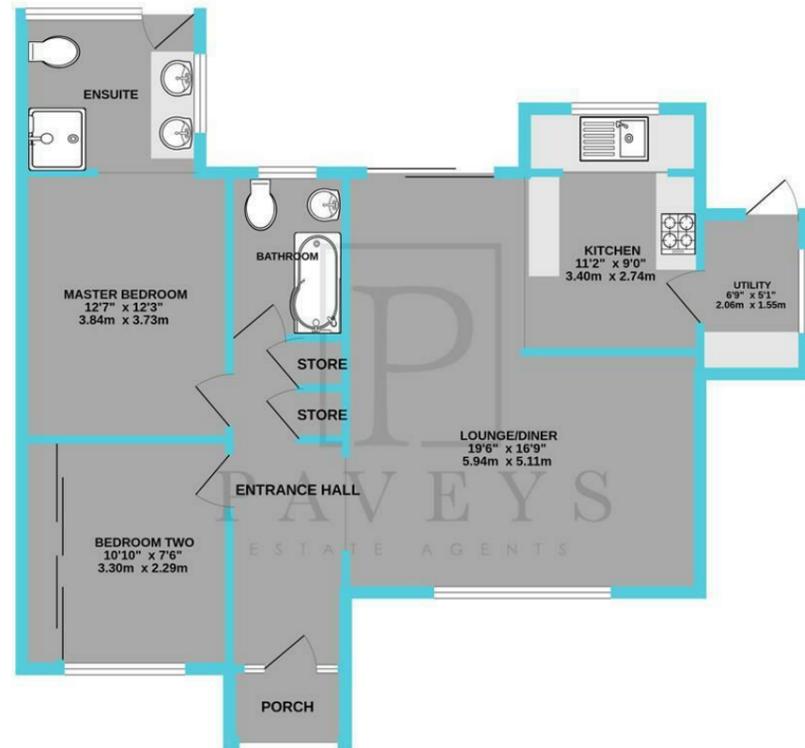
21, Great Harrods
Walton On The Naze, CO14 8UN

Offers in excess of £365,000 Freehold

Paveys are delighted to offer for sale this **STYLISH DETACHED BUNGALOW** with **LANDSCAPED GARDENS** positioned on the popular Frinton Homelands Development. This immaculate property is in excellent decorative order and beautifully maintained with an open plan lounge diner, kitchen with feature brick wall, two stylish double bedrooms, spacious ensuite shower room, fitted wardrobes and bathroom. The corner plot rear garden has an array of established flowers and trees and a fantastic seating area with pergola, a perfect spot for drinks and entertaining! There is ample off road parking to the front of the garage and an attractive landscaped front garden. Great Harrods is a popular residential road that lies within a short distance of the Triangle Shopping Centre, Frinton's new Tesco Superstore, schools and transport links. Call Paveys to arrange your appointment to view.



GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



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

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

TOTAL FLOOR AREA: 832 sq.ft. (77.3 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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ENTRANCE HALL

Composite entrance door with full length matching panels to front aspect, wood flooring, built in cupboard, access to part boarded loft, large open access to lounge diner, radiator with cover.

OPEN PLAN LOUNGE DINER

Double glazed window to front fitted shutters, double glazed sliding patio doors to rear garden, wood flooring, coved ceiling, bricked feature wall with space for wall mounted electric fireplace, wall lights, open access to Kitchen, upright radiator.

KITCHEN

Range of modern shaker style over and under counter units, solid wood work tops, inset stainless steel under mount sink with pull down tap. Built in AEG double oven, gas hob with extractor hood over, integrated dishwasher, space for fridge freezer. Double glazed window to rear overlooking the garden, double glazed door to Utility Room, wood flooring, feature exposed brick walls and wooden beam, under unit lighting.

UTILITY ROOM

Solid wood work top with space and plumbing for under counter washing machine and space for tumble dryer. Double glazed window to side, UPVC double glazed door to rear, fitted wall and display cabinets, tiled flooring, spot lights.

MASTER BEDROOM

Fitted carpet, coved ceiling, spacious open access to Ensuite Shower Room, radiator with cover.

ENSUITE SHOWER ROOM

Modern white suite comprising low level WC, feature oak vanity unit with draws and cupboards and counter top wash hand basin with mixer tap and large walk in shower with glass screen. Obscured double glazed windows to side and rear aspects, UPVC double glazed door to rear (not in use), tiled flooring, part tiled/part panelled walls, extractor fan, upright radiator.

BEDROOM TWO

Double glazed window to front, fitted shutters, fitted carpet, fitted mirror fronted wardrobes with sliding doors to one wall, radiator.

BATHROOM

White suite comprising low level WC, vanity wash hand basin and P shaped bath with shower and screen over. Double glazed window to rear, tiled flooring, fully tiled walls, chrome heated towel rail.

OUTSIDE FRONT

Attractive landscaped garden with artificial grass for ease of low maintenance, feature pebble and stone chip beds, established planting, generous driveway to the front of the garage, steps leading up to the entrance door which is covered by a feature oak framed porch, exterior lighting, gated access to rear.

OUTSIDE REAR

An impressive landscaped garden, un overlooked, generous raised decking area with feature pergola over which creates a wonderful seating area, perfect for alfresco entertaining. Large lawn area bordered by established flower and shrub borders and beds, established trees, paved patio area, timber shed, exterior lighting, outside tap, access to garage, gated access to front.

GARAGE

Up and over door, power and light connected (not tested by Agent), courtesy door to rear garden.

IMPORTANT INFORMATION

Council Tax Band: B
Tenure: Freehold
Energy Performance Certificate (EPC) rating: C
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

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