

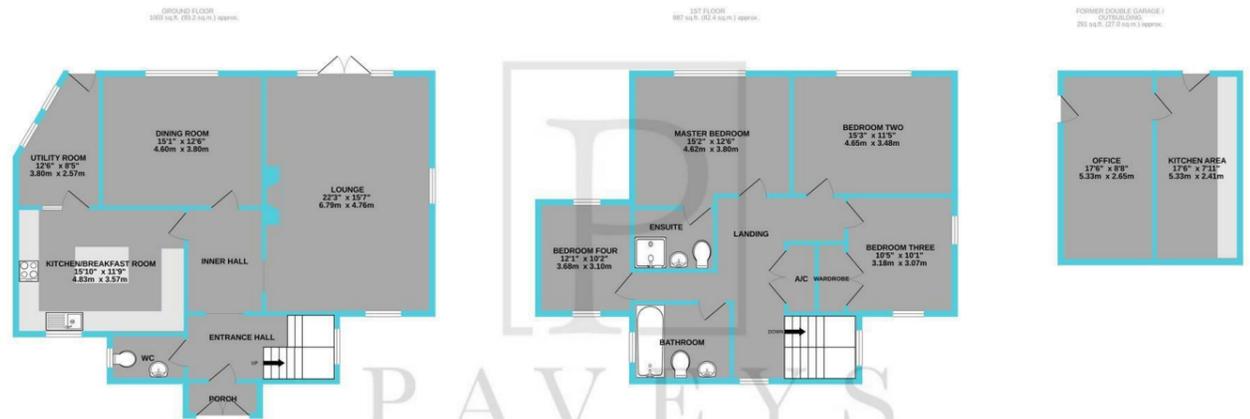
38, Naze Park Road
Walton on the Naze, CO14 8JZ

Price £599,995 Freehold



PAVEYS
ESTATE AGENTS

NO ONWARD CHAIN! Paveys have the pleasure in offering for sale this **SPACIOUS DETACHED RESIDENCE** with **SEA VIEWS** positioned on Naze Park Road at the sought after "Naze" end of Walton-on-the-Naze. Set on a generous plot with a South facing rear garden, large driveway providing ample off road parking and a multi purpose outbuilding (formerly the double garage) with potential for business use. Benefitting from an impressive 2181 sq ft of accommodation with two reception rooms, kitchen breakfast room with attached utility/workshop and cloakroom. Upstairs there are four double bedrooms, ensuite shower room and family bathroom. It is positioned within easy reach of the beautiful Hipkins beach, seafront park, the historic Naze Tower and Essex Wildlife Trust Naze Nature Discovery Centre. An early viewing is advised. Call Paveys to arrange your appointment to view.



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TOTAL FLOOR AREA : 2181 sq.ft. (202.6 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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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	
	72
	80
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

PORCH
Composite double doors to front, pitched and tiled roof, exterior lighting, double glazed door to Entrance Hall.

ENTRANCE HALL
Spacious entrance hall, laminate flooring, stair flight to First Floor, under stairs storage cupboard, wall lights, spot lights, archway to Lounge, radiator.

CLOAKROOM
White suite comprising low level WC and wash hand basin. Double glazed window to side, laminate flooring, part tiled walls, radiator.

LOUNGE
Double glazed double doors and full height panels to rear leading to the garden, double glazed windows to front and side aspects, laminate flooring, coved ceiling, spot lights, TV point, radiators.

DINING ROOM
Double glazed window to rear with views over the garden, laminate flooring, coved ceiling, wall light, radiator.

KITCHEN BREAKFAST ROOM
Extensive range of over and under counter units, display shelving, matching island unit with breakfast bar, work tops, inset sink and drainer with mixer tap. Built in eye level oven, gas hob with extractor hood over, built in microwave, space and plumbing for washing machine, wall mounted boiler (not tested by Agent). Double glazed windows to front and rear aspects, glazed door to Utility/Workshop, vinyl flooring, part tiled walls, radiator.

UTILITY ROOM / WORK SHOP
Double glazed door leading to the garden, double glazed windows to side, space for fridge freezer, space and plumbing for washing machine, fitted work bench, fitted water softener.

FIRST FLOOR
FIRST FLOOR LANDING
Double glazed windows to front and side aspects, fitted carpet, coved ceiling, large built in linen cupboard, loft access, wall lights, radiator.

MASTER BEDROOM
Double glazed window to rear with gorgeous direct sea views, fitted carpet, coved ceiling, spot lights, range of fitted bedroom furniture including wardrobes, over bed storage and matching dressing table, door to Ensuite Shower Room, radiator.

ENSUITE TO MASTER BEDROOM
White suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle. Vinyl flooring, part tiled walls, extractor fan, radiator.

BEDROOM TWO
Double glazed window to rear with gorgeous direct sea views, double glazed window to side, laminate flooring, coved ceiling, wall lights, radiator.

BEDROOM THREE
Dual aspect double glazed windows to front and rear aspects, laminate flooring, coved ceiling, radiator.

BEDROOM FOUR
Double glazed windows to front and side aspects, laminate flooring, coved ceiling, built in wardrobe,

BATHROOM
White suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Double glazed window to side, vinyl flooring, part tiled walls, fitted cupboards and shelving, radiator.

OUTSIDE FRONT
Outstanding driveway providing ample off road parking for several vehicles, gated access to rear.

OUTSIDE REAR
A South facing, low maintenance garden with artificial lawn, generous patio area with raised beds stocked with established flowers and shrubs, retaining panel fencing. Timber shed, timber log cabin with fitted bar, power and light. Exterior lighting, gated access to rear leading to a path which leads to the beach, gated access to front.

LOG CABIN 15'8 x 9'1 (4.78m x 2.77m)
Timber structure with glazed double doors and windows to front, wooden flooring, fitted bar, power and light.

MULTI PURPOSE OUTBUILDING 17'6 x 8'8 (5.33m x 2.64m)
Double glazed entrance door leads to a multi purposed outbuilding which has been converted for business use and currently incorporates office/workspace (17'6 x 8'8) with power and light. A connecting door leads to a further workspace (18'5 x 7'11) with fitted kitchenette, power and light and double glazed courtesy door to the front.

IMPORTANT INFORMATION
Council Tax Band: F
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.

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Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

REFERRAL FEES
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