



41, Norwood Way  
Walton On The Naze, CO14 8NU

Price £259,995 Freehold

Paveys have the pleasure in offering for sale this TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW with CONSERVATORY & PRETTY REAR GARDEN in a central position within walking distance to the Triangle Shopping Centre, bus routes and local amenities. The property offers an lounge/diner with patio doors to the large conservatory, kitchen, two double bedrooms and bathroom. Outside is the wonderful rear garden which is un overlooked, patio terrace, front garden, garage and ample off road parking. The Frinton Homelands is home to several supermarkets including the new Tesco Superstore and the popular Frinton Community Association with its attached social club. An early viewing is advised in order to appreciate this property and its location.

Call Paveys today to arrange a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			79
(69-80) C			
(55-68) D			67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



TOTAL FLOOR AREA - 773 sq ft. (71.8 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 inaccuracy. The floorplan is for illustrative purposes only and is not to 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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### PORCH

UPVC double glazed door to side, fitted carpet.

### ENTRANCE HALL

Glazed internal door, fitted carpet, coved ceiling, built in cupboard, loft access, radiator.

### LOUNGE 16'6 x 10'10 (5.03m x 3.30m)

Double glazed sliding patio doors to rear leading to the Conservatory, fitted carpet, coved ceiling, TV point, radiator.

### CONSERVATORY 18'10 x 6'7 (5.74m x 2.01m)

Part brick construction, wooden glazed door to rear garden, glazed windows to rear and side aspects with views over the garden, laminate flooring, poly carb roof, radiator.

### KITCHEN 10'9 x 8'2 (3.28m x 2.49m)

Over and under counter units, work tops, inset sink and drainer with mixer tap. Built in oven, electric hob with extractor over, space and plumbing for washing machine, space for under counter fridge and freezer. Wooden glazed door and window to rear leading to the Conservatory, tiled floor, part tiled walls, coved ceiling.

### MASTER BEDROOM 13'8 x 8'9 (4.17m x 2.67m)

Double glazed window to front, fitted carpet, coved ceiling, range of fitted furniture including wardrobes and dressing table, radiator.

### BEDROOM TWO 10'9 x 10'7 (3.28m x 3.23m)

Double glazed window to front, fitted carpet, coved ceiling, built in wardrobe, radiator.

### BATHROOM

White suite comprising low level WC, pedestal wash hand basin and bath with shower and folding screen over. Double glazed window to side, tiled flooring, fully tiled walls, coved ceiling, chrome heated towel rail.

### OUTSIDE FRONT

Lawn area, driveway to the front of the Garage providing off road parking, gated access to rear garden.

### OUTSIDE REAR

A pretty, un overlooked rear garden commencing with a large patio area, the remainder is laid to lawn with established flower and shrub borders, timber shed, access to the garage, gravel flower beds, gated access to front.

### GARAGE

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

### IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

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.

### MONEY LAUNDERING REGULATIONS 2017

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

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.