

42, Wade Reach

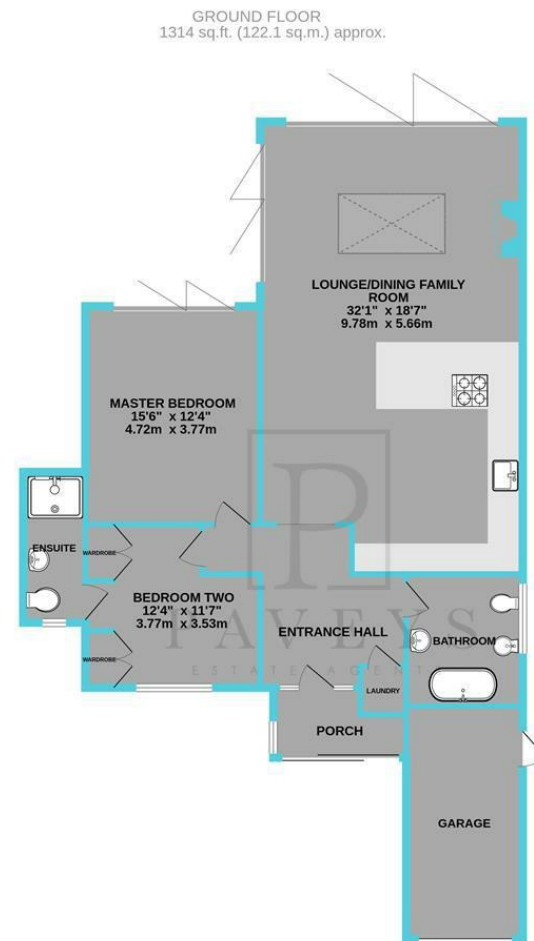
Walton-on-the-Naze, CO14 8RE

Price £495,000 Freehold



PAVEYS  
ESTATE AGENTS

New to the market is this **STYLISH DETACHED BUNGALOW** with **BEAUTIFUL LANDSCAPED GARDEN & FAR REACHING VIEWS OVER COUNTRYSIDE TO FELIXSTOWE DOCKS**. This gorgeous property has been fully renovated to a high standard and is ready to move into. At the heart of the home is a wonderful open plan space incorporating the kitchen, dining area and lounge with large roof lantern, modern wood burner, bi fold doors to the rear garden and stunning views. In addition, there are two double bedrooms, an ensuite shower room, modern bathroom suite, high end kitchen appliances, laundry cupboard, upgraded central heating system, garage and driveway. The beautiful garden has a large Indian slate patio area which makes the perfect entertaining space. Wade Reach is centrally positioned close to shops, transports links, eateries and Walton Railway Station. This property really does have it all! Call Paveys to have a peek!!!!!!



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating: **84** (Current), **47** (Potential)

TOTAL FLOOR AREA: 1314 sq.ft. (122.1 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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#### PORCH

Double glazed sliding patio doors to front aspect, double glazed full height windows to side, tiled flooring, poly carb roof.

#### ENTRANCE HALL

Composite entrance door, tiled flooring, smooth ceiling, spot lights, loft hatch leading to roof space housing Worcester 4000 combination boiler (not tested by Agent), built in laundry cupboard with space and plumbing for washing machine and space for tumble dryer, generous open access to Kitchen, upright radiator.

#### LOUNGE DINING FAMILY ROOM 32'1 x 18'7 (9.78m x 5.66m)

Two sets of double glazed bi fold doors to rear and side aspects affording stunning garden views and far reaching views to Felixstowe Docks, large double glazed roof lantern, tiled flooring, gorgeous contemporary wood burner, smooth ceiling, spotlights, ceiling speakers, TV point, upright radiator.

#### KITCHEN

Extensive range of over and under counter units, work tops and upstands, undermount butler sink with pull down tap. Built in Miele oven, feature extractor hood, Whirlpool slim line dishwasher (to remain), Haier fridge freezer (to remain), large feature chopping block. Tiled flooring, smooth ceiling, spot lights, open access to Lounge Family Room, upright radiator.

#### MASTER BEDROOM 15'6 x 12'4 (4.72m x 3.76m)

Double glazed bi fold doors to rear with stunning views over the garden and far reaching views to Felixstowe Docks, fitted carpet, smooth and covered ceiling, upright radiator.

#### BEDROOM TWO 12'4 x 11'7 (3.76m x 3.53m)

Double glazed window to front, fitted carpet, smooth ceiling, fitted double wardrobes, door to Ensuite Shower Room, upright radiator.

#### ENSUITE SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin and large walk in double shower. Double glazed window to front, tiled flooring, fully tiled walls, smooth ceiling, spotlights, wall mounted cabinet, heated towel rail.

#### BATHROOM

Traditional four piece white suite comprising low level WC, bidet, pedestal wash hand basin and freestanding bath with mixer taps and shower attachment. Double glazed window to side, tiled flooring, fully tiled walls, smooth ceiling, spot lights, mirror fronted cabinet, towel rail.

#### OUTSIDE FRONT

Brick block driveway leading to the garage, established planting with bark borders and beds, laurel hedgerows, exterior lighting.

#### OUTSIDE REAR

A large, beautifully landscaped garden with stunning views over open fields to Felixstowe Docks. The garden is predominantly laid to lawn and stocked with a variety of trees, shrubs and plants, feature raised pond, a generous Indian slate patio extends across the entire rear of the property and is a perfect spot to sit and enjoy the views. Exterior lighting, outside tap, courtesy door to garage.

#### GARAGE 14'3 x 7'10 (4.34m x 2.39m)

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

#### IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating: E

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

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