



## Stablefield Road Walton On The Naze, CO14 8UQ

**\*\*COMPLETELY RENOVATED with WEST FACING GARDEN\*\*** Having undergone a complete refurbishment by the current owners, Sheen's Estate Agents have the pleasure in bringing to market this immaculate **THREE DOUBLE BEDROOM DETACHED BUNGALOW**. Situated on the popular 'Frinton Homelands' development, this stunning property boasts a modern fitted kitchen and shower room, fully rewired, newly installed central heating, stunning landscaped west facing rear garden and a garage with ample off street parking. This turn key property is one not to be missed and an early viewing is strongly recommended to avoid disappointment.

- Three Double Bedrooms
- Detached Bungalow
- Stunning Throughout
- Three Year Old Boiler, Electrics & Plumbing
- Garage & Ample Off Street Parking
- Beautiful Landscaped West Facing Rear Garden
- Popular Frinton 'Homelands' Development
- Easy Reach To Shopping Amenities & Bus Routes
- EPC Rating - D
- Council Tax Band - D



**Price £375,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed doors to:-

### Porch

Sealed unit double glazed door to:-

### Hallway

Three built in storage cupboards with one housing combination boiler (three years old) providing hot water and heating throughout. Loft access. Spotlights. Wood effect laminate flooring. Doors to:-

### Lounge

14'1" x 11'8"

Radiator. Sealed unit double glazed patio door to garden.





## Kitchen

13'8" x 8'6"

Fitted in a range of modern matching fronted units. Fitted square edge work surfaces. Inset ceramic one and a half bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Built in eye level electric oven. Integrated dish washer and wine/beer fridge. Further range of matching units both eye and floor level. Space for fridge/freezer. Part tiled walls. Wood effect laminate flooring. Spotlights. Sealed unit double glazed window to side. Obscured sealed unit double glazed door leading to:-



## Utility

Plumbing for washing machine. Space for tumble dryer. Tiled flooring. Sealed unit double glazed windows to side. Sealed unit double glazed doors to front and rear access.



## Dining Room

11'11" x 9'4"

Radiator. Wood effect laminate flooring. Spotlights. Sealed unit double glazed window to side.



## Master Bedroom

13'1" x 8'4"

Fitted wardrobes with mirrored sliding doors. Radiator. Sealed unit double glazed window to front.



## Bedroom Two

13'1" x 8'3"

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

17'1" x 6'11"

Radiator. Sealed unit double glazed window to rear.



### Shower Room

White suite comprises of low level w/c. Vanity hand wash basin with storage drawers under. Walk-in shower cubical with wall mounted shower attachment. Heated towel rail. Part tiled walls. Wood effect laminate flooring. Extractor fan. Spotlights. Obscured sealed unit double glazed window to side.





### Outside - Rear

Secluded landscaped rear garden. Part laid patio providing seating area. Remainder laid to lawn. Beds well stocked with flowers, shrubs and bushes. Private access door to garage. Outside light. Enclosed by panelled fencing. Green house to remain. Shed to remain. West facing.



### Outside - Front

Part shingled. Hard standing area providing ample off street parking.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D - £2216.84

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### DH/09.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 - £150 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

### Disclaimer - wide angle lens etc.

These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



GROUND FLOOR  
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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## Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents