



Nancy Blackett Avenue Walton On The Naze, CO14 8FE

Situated on the newly constructed 'Hamford Park' development, Sheen's Estate Agents have the pleasure in offering for sale this 2020 BUILD, THREE BEDROOM DETACHED HOUSE. The property benefits from an EN-SUITE to the Master Bedroom and is one of the few individual designs on the development. The property is also conveniently located a stones throw away from the new Marks and Spencer food court and Aldi and is within a short stroll of Walton's town centre, seafront and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite to Master Bedroom
- Fully Fitted Kitchen/Diner
- Ground Floor Cloakroom
- Popular Hamford Park Development
- Garage & Off Road Parking
- 2020 New Build
- Close to Amenities
- Viewing Advised
- EPC Rating B

Price £325,000 Freehold



DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Entrance Hallway

Stair flight to first floor. LVT flooring. Under stairs storage cupboard/office (6'9" x 4'9"). Radiator. Doors to:



Cloakroom

Low level WC. Pedestal wash hand basin. Tiled splashback. LVT flooring. Extractor fan. Spotlights. Radiator. Obscured sealed unit double glazed window to front.



Lounge

16'6" x 11'9"

LVT flooring. Two radiators. Two sealed unit double glazed windows to front. Sealed unit double glazed 'French' style doors leading to rear garden.



Kitchen/Diner

15'5" x 13'7"

Fitted with a range of matching fronted units. Hard edge work surfaces. Inset one and half stainless bowl sink and drainer unit. Inset four-ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Integrated dishwasher. Integrated fridge/freezer. Integrated washing machine. Enclosed combination boiler providing heating and hot water throughout. LVT flooring. Spotlights. Radiator. Two sealed unit double glazed windows to front. Sealed unit double glazed French style doors leading to rear garden.



First Floor

Landing

Built in airing cupboard. Loft access with pull down ladder.
Radiator. Obscured sealed unit double glazed window to rear.
Doors to:



Master Bedroom

14'10" max x 13'7"

Radiator. Sealed unit double glazed window to front and rear.
Door to:



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed double length shower cubicle with wall mounted shower attachment. Tiled splashback. Tiled flooring. Extractor fan. Spotlights. Radiator. Obscured sealed unit double glazed window to front.



Bedroom Two

11'9" x 11'5" max

Radiator. Sealed unit double glazed window to front.



Bedroom Three

8'1" x 7'8"

Radiator. Sealed unit double glazed window to front.



Bathroom

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with wall mounted shower attachment. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Spotlights. Radiator. Obscured sealed unit double glazed window to front.



Outside - Rear

Part paved area. Part laid to bark with seating area. Remainder laid to lawn. Private access door to garage with power and light connected. Enclosed by panelled fencing.



Outside - Front

Pathway leading to entrance door. Remainder laid to shingle. Block paved driveway providing off street parking leading to garage with up and over door.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

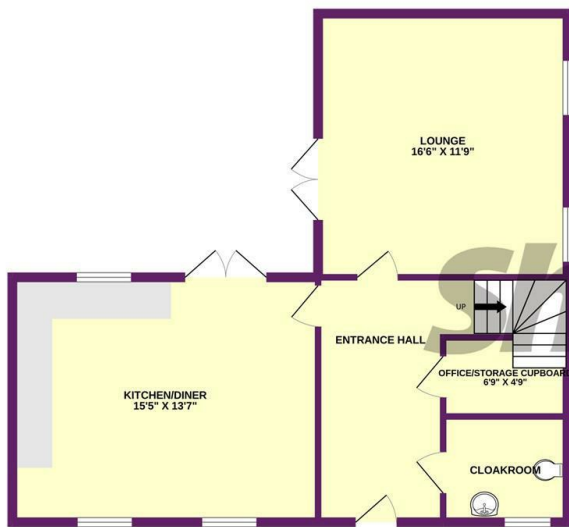
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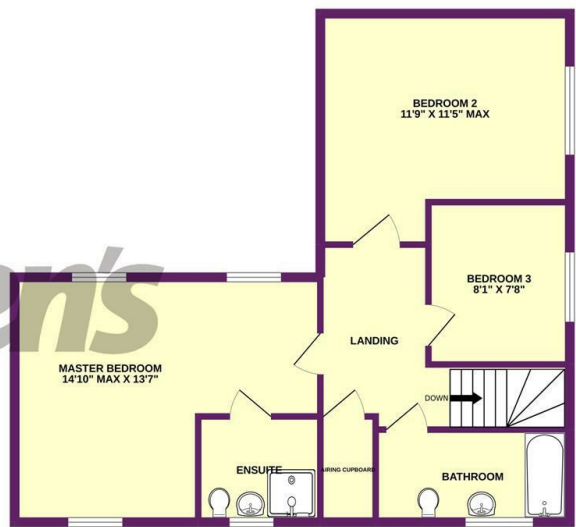
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR
742 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (137.9 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

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