



## Dairy Meadow Gardens Walton On The Naze, CO14 8EZ

Situated in a quite cul-de-sac position on the popular Frinton Homelands Development. Sheen's Estate Agents have the pleasure in offering for sale this STUNNING, THREE BEDROOM DETACHED BUNGALOW. Dairy Meadow Gardens is a new development of luxury detached bungalows and are conveniently located within half a mile of shopping amenities at Frinton's Triangle Shopping Centre and is within one and a quarter miles of Frinton's Town Centre, Seafront and Mainline Railway Station with links to London Liverpool Street. Early viewing is strongly advised to avoid disappointment.

- Three Bedrooms
- En-Suite to Master Bedroom
- High Specification
- Private Cul-de-Sac Position
- South Facing Garden
- Garage and Parking
- Luxury Kitchen with Appliances
- Beautifully Presented Throughout
- EPC - B
- Council Tax Band - D



**Price £395,000 Freehold**

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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed composite entrance door leading to:-

### Hallway

Built in storage cupboard. Door to garage. Loft access with pull down ladder which has been partially boarded with power/light connected. Radiator. Oak doors leading to:-



### Bedroom One

Fitted wardrobes. Radiator. Sealed unit double glazed bay window to front. Door to:-





### En-suite

White suite comprises low level w/c. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with glass sliding door and wall mounted rainfall shower and separate attachment. Fully tiled walls. Heated towel rail. Extractor fan. Obscured sealed unit double glazed window to side.



### Bedroom Two

Fitted wardrobes. Radiator. Sealed unit double glazed window to side.



### Bedroom Three

Radiator. Sealed unit double glazed window to side.



### Lounge

Radiator. Sealed unit double glazed window to side. Sealed unit double glazed French style doors to garden. Two sealed unit double glazed windows to rear aspect.



### Kitchen/Diner

Fitted with a range of light grey fronted units with under lighting. Wood effect rolled edge work surfaces. Inset one and a half bowl sink drainer unit with mixer taps. Further selection of matching units at both eye and floor level. Inset four ring electric hob. Extractor fan. Inset eye level double oven. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Part tiled walls. Radiator. Sealed unit double glazed window to rear.



### Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage space under. Panelled curved bath. Fully tiled walls. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to side.



### Garage

Wall mounted Worcester combination boiler providing heat and hot water throughout. Fuse box. Power and lighting connected. Up and over door leading to front. Obscured sealed unit double glazed door leading to side.



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### Outside - Side

Paved and part shingled. Access to front via side gate.



### Outside - Rear

South facing. Tap. Paved patio area. Remainder laid to lawn. Enclosed by panel fencing. Summerhouse to remain.



### Outside - Front

Paved hard standing area providing off street parking leading to garage with an up and over door. Remainder laid to lawn.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: £307 per annum which has been paid. It's a service charge which the neighbours have founded a management company to look after the private road.

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

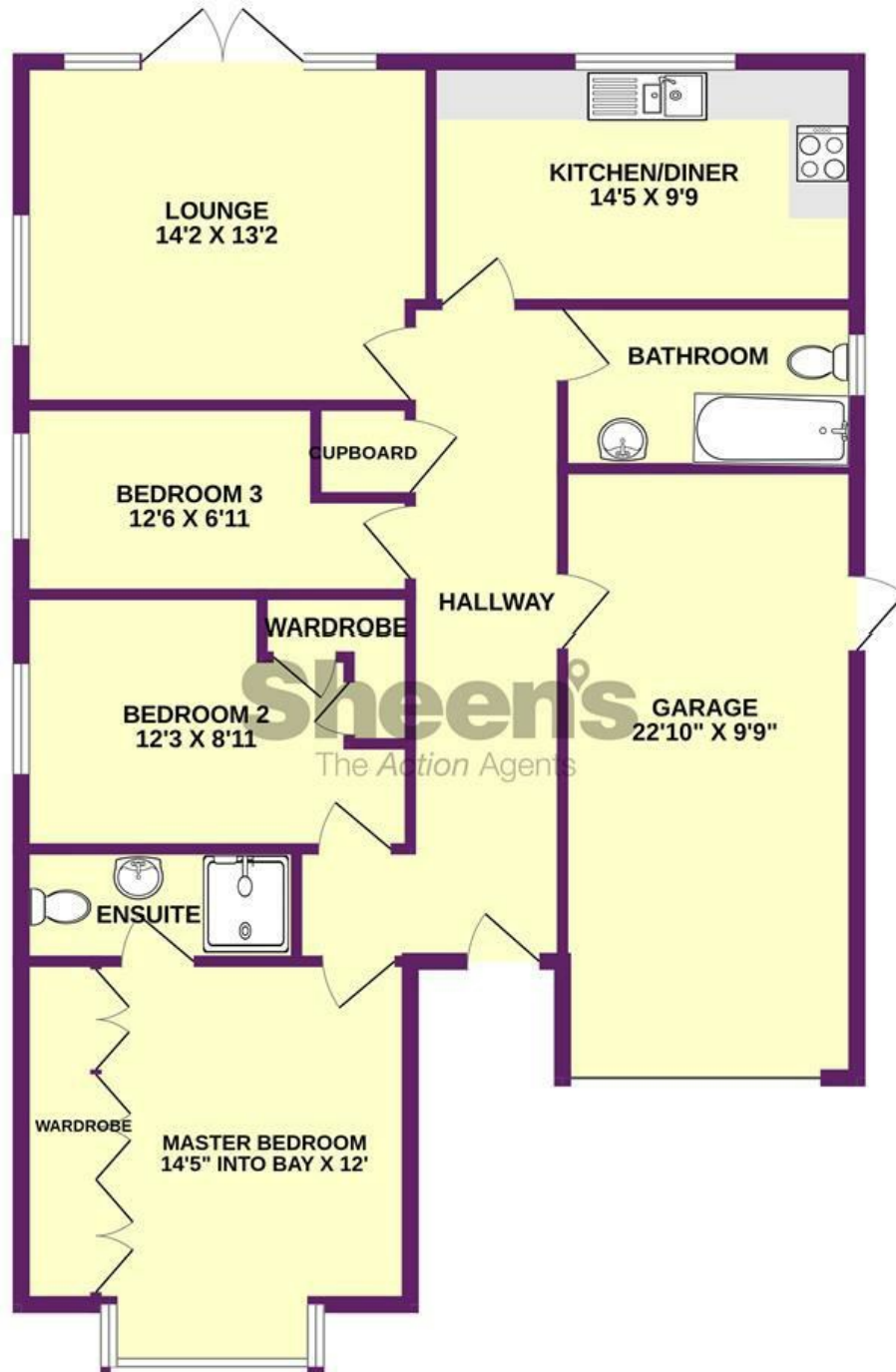
### DH/03.25

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.

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



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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**Sheen's**  
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