



## Norwood Way Walton On The Naze, CO14 8NH

Being offered with NO ONWARD CHAIN and located in a sought after non-estate position, Sheen's Estate Agents have the pleasure in offering for sale this THREE BEDROOM SEMI-DETACHED HOUSE. The property is within walking distance to 'Pedlars Woods' and conveniently located within half a mile of the Seafront and within one mile of Frinton's town centre with its range of shopping amenities in Connaught Avenue and Mainline Railway Station with links to London Liverpool Street. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Kitchen/Diner
- Ground Floor Cloakroom
- Garage & Off Road Parking
- Secluded Rear Garden
- Walking Distance to 'Pedlars Woods'
- Walton-on-the-Naze
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



**Price £250,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hallway

Stair flight to first floor. Under stairs storage cupboard. Radiator. Door to:



### Cloakroom

Low level WC. Wash hand basin with mixer tap. Fully tiled walls. Tiled flooring. Extractor fan. Radiator.



### Lounge

18'1" x 10'9" max

Radiator. Sealed unit double glazed window to front.



## Kitchen

13'3" x 6'8"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Space for cooker with extractor fan above. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge and freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed windows to rear. Open access to:



## Diner

9'3" x 6'11"

Tiled flooring. Plumbing for washing machine. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to rear garden.



## Landing

Built in storage cupboard. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Loft access. Doors to:



### Bedroom One

11'10" x 11'10" max

Built in wardrobes with integral shelving units and hanging rail.  
Radiator. Sealed unit double glazed window to front.



### Bedroom Two

11'10" x 10'1"

Built in wardrobes with integral shelving and hanging rails.  
Radiator. Sealed unit double glazed window to rear.



### Bedroom Three

11'8" x 6'8"

Radiator. Sealed unit double glazed window to front.





### Bathroom

Suite comprises of low level WC. Pedestal wash hand basin. Enclosed panelled bath with fitted shower screen and wall mounted shower attachments. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Sealed unit double glazed windows to rear.



### Outside - Rear

Part raised composite decking with inset spotlights. Remainder laid to lawn. Beds stocked with shrubs. Sheds to remain. Additional wooden decking creating further seating area. Access to front via side gate. Outside tap. Outside socket. Enclosed by panelled fencing.



### Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn. Private access door to garage.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/04.25

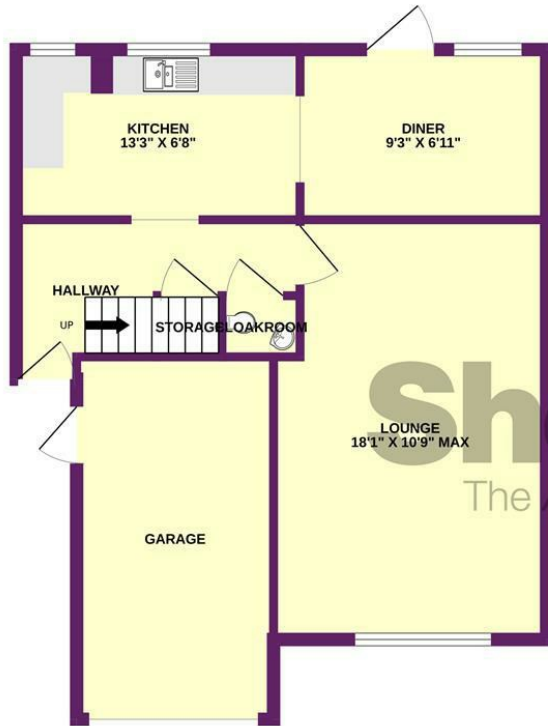
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REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website [www.sheens.co.uk](http://www.sheens.co.uk).

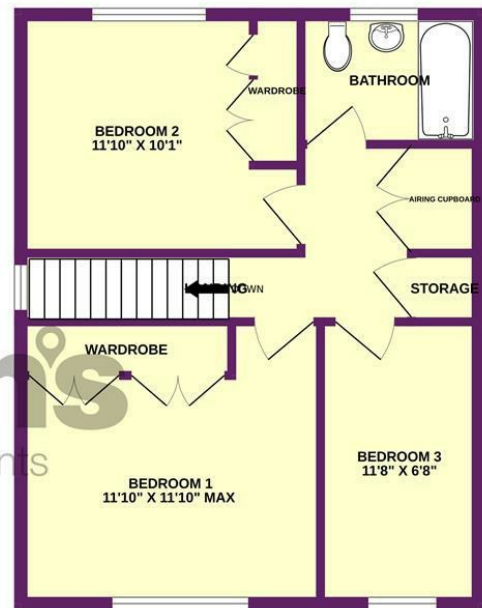
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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

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GROUND FLOOR



1ST FLOOR



WALTON ROAD

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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