



Walton Road Walton-on-the-Naze, CO14 8NA

Situated in an elevated non-estate position offering SPACIOUS accommodation, Sheen's Estate Agents are delighted to offer for sale this MODERN THREE BEDROOM DETACHED BUNGALOW. The property boasts 1237sq feet of accommodation and benefits from a SOUTH FACING garden, en-suite to the Master Bedroom, Conservatory with newly fitted glass roof and is located conveniently within three quarters of a mile of Frinton's and Walton's town centres, mainline stations and sea fronts. It is in the valuer's opinion that an internal inspection is highly recommended to appreciate the accommodation which is on offer.

- Three Bedrooms
- En-Suite to Master Bedroom
- Modern Fitted Kitchen
- 20'6" Lounge/Diner
- Conservatory
- Utility Room
- Landscaped Gardens
- Garage & Off Road Parking
- Newly Installed Electrics
- EPC Rating C /Council Tax Band D



Price £500,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door to:

Entrance Porch

Frosted sealed unit double glazed entrance door to:

Entrance Hallway

Loft access with pull-down ladder (part boarded and shelved). Built in storage cupboard. Further built in double storage cupboard. Burglar Alarm. Carpet flooring. Radiator. Opening to Lounge/Diner. Doors to;



Master Bedroom

14'8" x 9'9"

Fitted wardrobes. Fitted dresser and drawers. Radiator. Sealed unit double glazed window to front. Door to:



En-Suite Shower Room

White suite comprising fitted corner shower cubicle with wall mounted integrated shower. Low level WC. Pedestal wash hand basin. Fitted extractor fan. Tiled flooring. Fully tiled walls. Radiator. Sealed unit double glazed window to side.



Bedroom Two

13'4" x 8'8"

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



Bedroom Three

10'9" x 5'9"

Radiator. Sealed unit double glazed window to front.

Shower Room

White suite comprising shower cubicle. Low level w/c. Vanity wash hand basin with storage cupboards under. Panelled walls. Tiled flooring. Fitted extractor fan. Radiator. Frosted sealed unit double glazed window to side.



Kitchen

12'3" x 9'8"

Fitted with a range of units at both eye and floor level. Minerva work surfaces. Inset one and half bowl stainless steel sink unit with mixer taps. Fitted 'Bosch' induction hob with built in 'Bosch' electric oven under and fitted 'Bosch' extractor fan above. 'Bosch' Integrated dishwasher. Wall mounted gas boiler serving hot water and central heating. Minerva panelled walls. Tiled flooring. Sealed unit double glazed window to rear.



Utility Room

6'2" x 6'0"

Fitted with white fronted units both at eye and floor level. Corner display unit. Minerva work surface with inset single drainer sink unit with mixer taps. Space & plumbing for washing machine. Tiled splashbacks. Tiled flooring. Radiator. Sealed unit double glazed window and door to side. Sealed unit double glazed stable door to side.



Lounge/Diner

20'6" x 13'5"

Brick built fireplace with tiled hearth. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed patio doors to:



Dining Area



Conservatory

11'10" x 9'8"

Part brick construction. Glass roof. Tiled flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed French style doors to side.



Outside - Rear

Garden has a paved patio area. Wooden decking area. Beautifully landscaped with shingled beds stocked with flowers, shrubs & bushes. Further beds stocked with flowers, shrubs & bushes. Remainder laid to lawn. Borders stocked with flowers, shrubs & bushes. Wooden storage shed to remain. Enclosed by panelled fencing. Access to front via both sides. South facing.



Outside - Front

Garden is elevated and landscaped. Shingled beds stocked with flowers, shrubs & bushes. Further beds stocked with flowers, shrubs & bushes. Paved hard standing area providing off street parking for several vehicles leading to garage with electric roller door and power & light connected. Steps leading to entrance door. Access to rear via both sides and pathway to entrance.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2025/2026 £2216.84 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note: N/A

DH/03.26

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

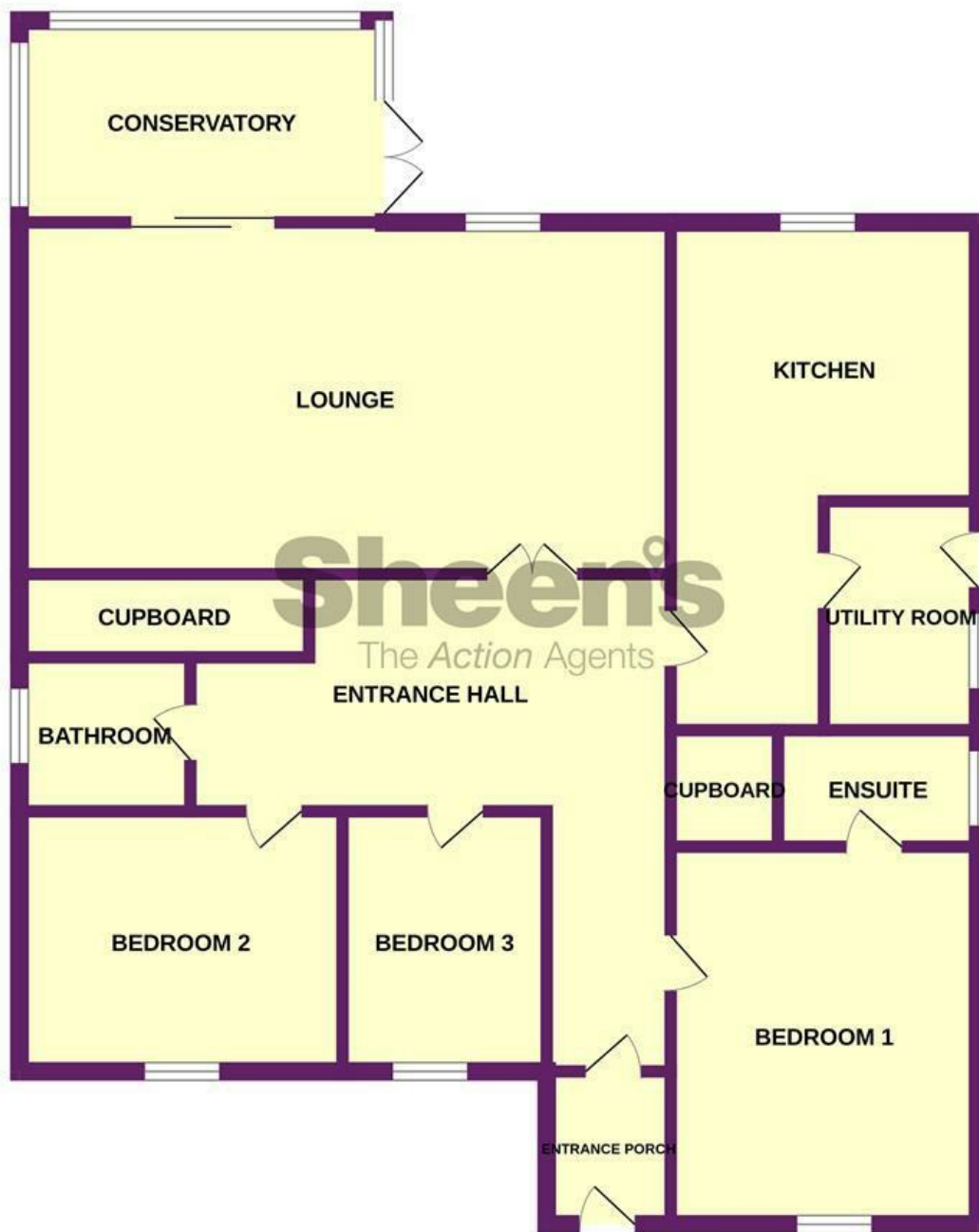
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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



Selling properties... not promises

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

