



## Lumber Leys Walton On The Naze, CO14 8SS

Situated in the sought after 'Frinton Homelands' development, Sheen's Estate Agents are pleased to offer for sale this well presented TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property is conveniently located within a quarter of a mile of shopping amenities at the 'Triangle' shopping centre and within one mile of Frinton's mainline railway station, town centre and seafront. The property also benefits from excellent bus routes leading to Frinton's town centre and Walton-on-the-Naze. It is in the valuer's opinion that internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- L-Shaped Lounge/Diner
- Sun Room
- Large Rear Garden
- Modern Bathroom
- Garage & Off Road Parking
- Frinton Homelands Development
- Cul-De-Sac Position
- Council Tax Band - C
- EPC Rating - D



**Price £289,995 Freehold**

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## Lumber Leys, Walton On The Naze, CO14 8SS

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Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hallway

Two built in storage cupboards. Built in airing cupboard housing combination boiler providing heating and hot water throughout. Laminate flooring. Radiator. Obscured sealed unit double glazed windows to side and front aspect. Doors to:



### Bedroom One

12'5" x 9'9"

Laminate flooring. Radiator. Sealed unit double glazed window to rear.



### Bedroom Two

10'10" x 9'9"

Laminate flooring. Radiator. Sealed unit double glazed window to front.



### Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with shower attachment. Fully tiled walls. Tiled flooring. Loft access. Spotlights. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



### Lounge/Diner

24'9" max x 10'10" max

Laminate flooring. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed sliding patio door leading to sun room. Open access to:



## Lounge Area

16'6" x 10'10"

## Dining Area

8'8" x 8'3"

## Kitchen

8'2" x 7'11"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring electric hob with electric oven and extractor hood above. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side.



## Sun Room

9'6" x 7"

Laminate flooring. Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double sliding patio door leading to:



### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees and shrubs. Shed to remain. Access to front via side gate. Private access door to garage with power/light connected. Enclosed by panelled fencing.



### Outside - Front

Hardstanding concrete area providing off street parking leading to garage with up and over door. Remainder laid to lawn with pathway leading to entrance door.



## 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): Yes

Non-Standard Property Features To Note: None

## JD/01.25

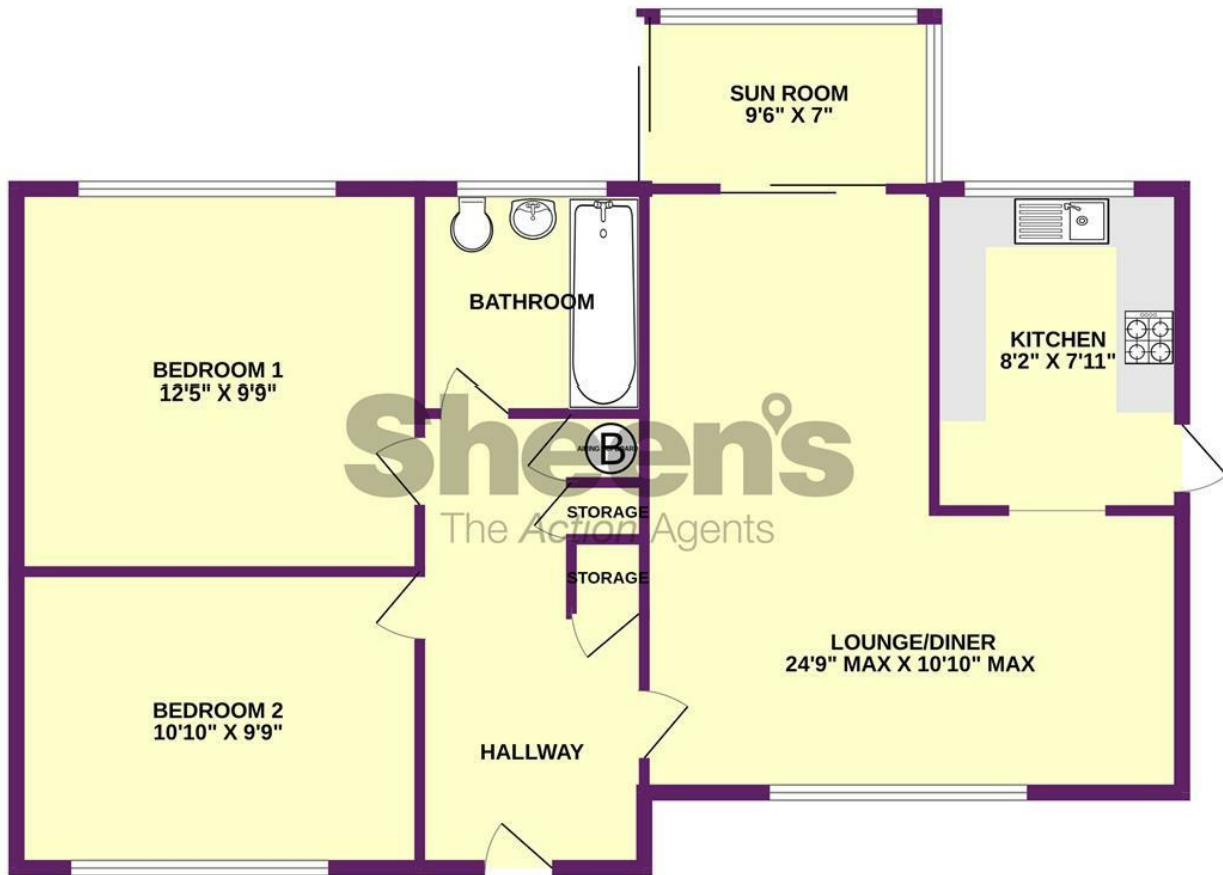
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before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



## GROUND FLOOR



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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