



## Norwood Way Walton-on-the-Naze, CO14 8NH

Situated on the popular 'Frinton Homelands' development within a stones throw away from Frinton seafront, Sheens Estate Agents are delighted to offer for sale this well presented **FOUR BEDROOM SEMI-DETACHED CHALET**. This home offers so much flexibility with its' two reception rooms with one becoming a fifth bedroom or study if needed. In addition, it offers a four piece bathroom suite with bath & shower. The property is situated within easy reach of shopping amenities at the Triangle Shopping Centre and is within one and a quarter miles of Frinton's town centre, mainline railway station with links to London Liverpool Street and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Four Bedrooms**
- **15" x 12'2 Lounge**
- **Modern Kitchen & Bathroom**
- **19'2" x 8'9" Conservatory**
- **Cloakroom**
- **Fitted Shutters To The Front**
- **Popular Homelands Development**
- **Off Road Parking**
- **Close to Seafront**
- **Council Tax Band - C / EPC Rating - D**



**Offers In Excess Of £350,000 Freehold**

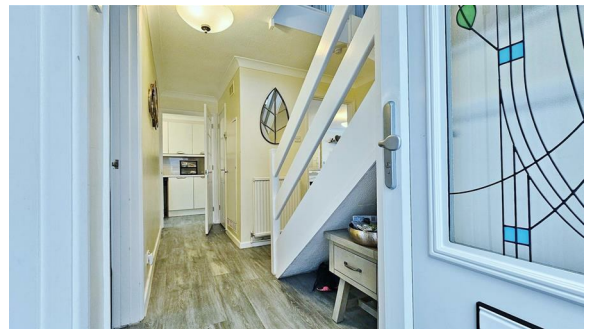


Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Entrance Hallway

Stair flight to first floor. Under stairs storage cupboard. Two built in storage cupboards. New vinyl flooring. Radiator. Doors to:



### Cloakroom

Low level WC. Wash hand basin with mixer tap. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.



### Bedroom Four

11'1" x 7'10"

Radiator. Obscured sealed unit double glazed window to side with fitted shutters.



## Dining Room

10'5" x 8"

Sofa bed and soft furnishings means it can accommodate an overnight guest. Built in storage cupboard. Vinyl flooring. Radiator. Sealed unit double glazed sliding patio doors leading to:



## Conservatory

19'2" x 8'9"

Vinyl flooring. Newly installed sound proofed, stylish, thermal featured wall. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:



## Kitchen

14" x 7'10"

Fitted with a range of matching cream fronted units. Granite effect work surfaces. Inset ceramic bowl sink and drainer unit. Cuisine Rangemaster. Fitted extractor hood. Further selection of matching cream units both at eye and floor level. Featured splashback. Pull out power socket. Under cupboard and overhead lighting. Plumbing for washing machine and dishwasher. Vinyl flooring. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door to leading to conservatory.



## Lounge

15" x 12'2"

Wall lights. Two radiators. Sealed unit double glazed window to front with fitted shutters.





## Landing

Loft access housing combination boiler providing heating and hot water throughout. Sealed unit double glazed window to side. Doors to:



## Bedroom One

16'3" x 11"

Built in storage cupboard. Spotlights. Radiator. Sealed unit double glazed window to rear.



## Bedroom Two

11" x 8"

Radiator. Sealed unit double glazed window to front.



### Bedroom Three

10" x 7'9"

Radiator. Sealed unit double glazed window to front and side.



### Bathroom

White suite comprising of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed panelled bath with wall mounted attachment. Enclosed corner shower with wall mounted attachment. Built in storage cupboards. Fully tiled walls. Vinyl flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side and rear.



### Outside - Rear

Part paved area. Remainder laid to lawn. Exterior cabin currently used as small gym space and houses a small infrared sauna with power and light connected. (Sauna price available on application) Enclosed by panelled fencing.



### Outside - Front

Block paved driveway providing off street parking for several vehicles. Access to rear via side gate. Newly installed outside lighting. Two thirds/One third door leading to storage area (approximately 7'10" x 4'6") which is formally part of the garage.

### Seller's Note

All bedrooms have free standing wardrobes, price available on application.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C ; Payable 2025/2026 £1970.52 Per Annum

Any Additional Property Charges: None

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

Non-Standard Property Features To Note: None

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### AML Regulations -

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](http://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.







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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