



Kirby Road Walton-on-the-Naze, CO14 8TA

**** DETACHED HOUSE WITH BUILDING PLOT **** Boasting STUNNING, PANORAMIC 'Backwater' views from both the house and plot, we have the pleasure in bringing to market this THREE BEDROOM DETACHED HOUSE with a separate building plot which had planning permission passed for a three bedroom detached house. The property is located in a sought after non-estate position and being located within one mile of Frinton-on-Sea with its shopping amenities and picturesque 'Greensward' and flat sandy beaches an early viewing is highly recommended to avoid disappointment.

- Three Double Bedrooms
- Separate Building Plot
- Planning Permission Ref: 19/00203/FUL
- Panoramic 'Backwater' Views
- Non-Estate Position
- Close Amenities & Seafront
- Must Be Viewed
- Ample Off Street Parking
- EPC Rating D

Price £625,000 Freehold



Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door leading to:

Hallway

Built in under stairs storage cupboard. Stair flight to first floor. Wood flooring. Radiator. Obscured sealed unit double glazed window to side and front aspect. Doors to:



Cloakroom

White suite comprising of low level W/C. Vanity wash hand basin with storage drawers under. Part tiled walls. Fitted extractor fan. Obscured sealed unit double glazed window to side.



Kitchen/Diner

15'10" x 12'

Fitted with a range of high gloss white fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Space for cooker. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Wall mounted boiler providing heating and hot water throughout. Tiled flooring. Space for fridge freezer. Part tiled walls. Radiator. Sealed unit double glazed window to side and front aspect. Door giving access to:



Utility Room

15' x 3'8"

Fitted with a range of white fronted storage cupboards. Rolled edge work surface. Space for freezer and tumble dryer. Part tiled walls. Door to front. Door to rear.

Lounge

18'10" x 12'8"

Fireplace with gas fire under. Wood flooring. Two radiators. Two 'French' style doors giving access to:



Sun Room

18'6" x 8'8"

Part brick base. Windows to rear aspect with views over garden and 'Backwaters'. 'French' style doors to rear.



First Floor Landing/Study

19'1" max x 9'

Loft access. Built in storage cupboard. Sealed unit double glazed bay window to front. Doors to:



Master Bedroom

12' x 10'4" to wardrobe

Built in wardrobes to one wall. Radiator. Sealed unit double glazed window to rear with 'Backwater' views.



Bedroom Two

12' x 11'

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

Bedroom Three

12'7" x 8'1"

Radiator. Sealed unit double glazed window to rear with 'Backwater' views.



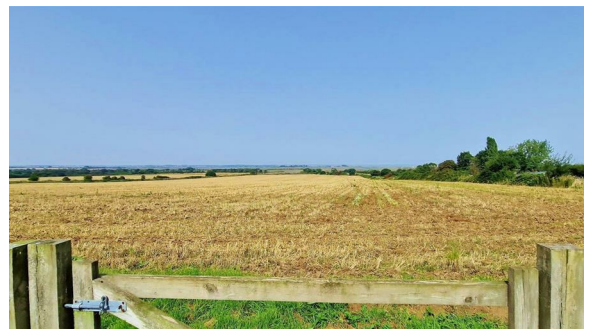
Bathroom

White suite comprising of low level W/C. Vanity wash hand basin. Panelled bath with wall mounted electric shower. Fully tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.



Outside - Rear

Panoramic views to rear. Part patio area. Majority laid to lawn. Wooden storage shed. Further patio area with overhead pergola. Access to front via side.



Alternate Rear View



Outside - Front

Part shingled beds. Hard standing paved area providing ample off street parking for several vehicles.



Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band E ; Payable 2025/2026 £2709.47 Per Annum

Any Additional Property Charges:

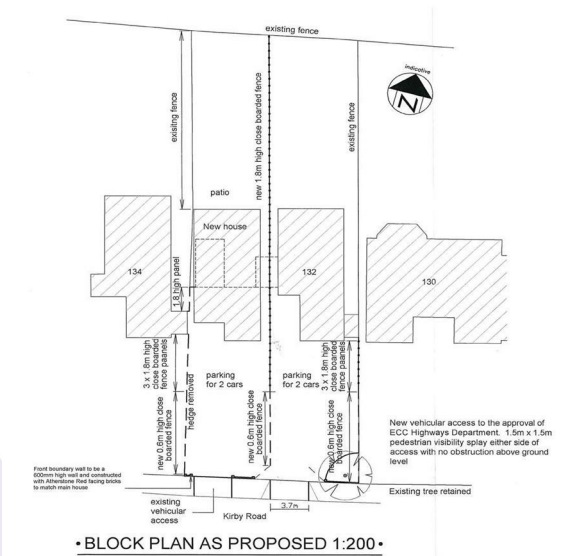
Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): Mains Drainage (Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit: <https://www.ofcom.org.uk/mobile-coverage-checker>

Non-Standard Property Features To Note:



Building Plot

Approximately 27' nar to 23' x 152'.



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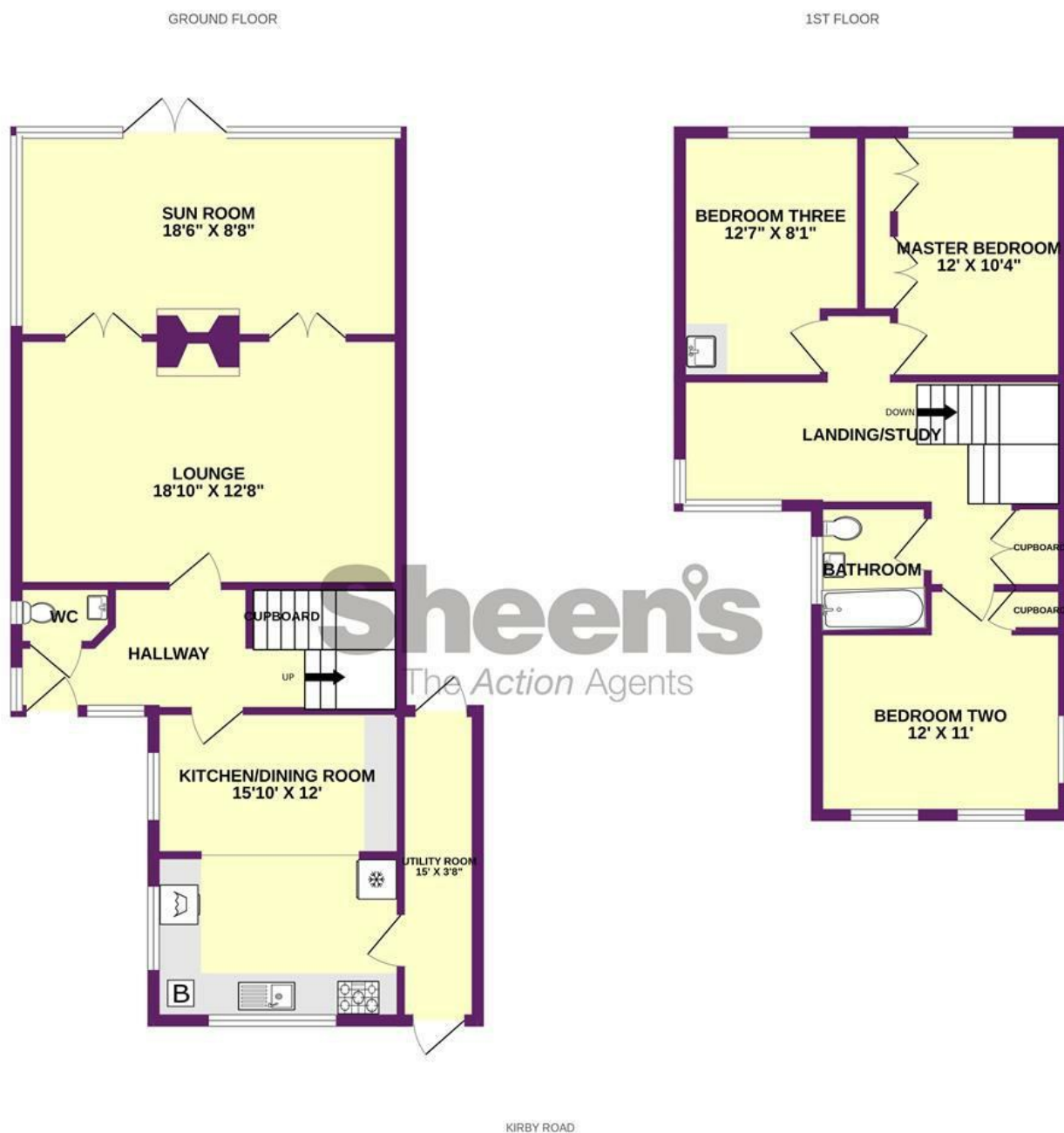
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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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