



Saltfleet Close Walton-on-the-Naze, CO14 8FN

Beautifully presented and in a private, peaceful location on the Hamford Park development, offering stunning uninterrupted COUNTRYSIDE & BACKWATER VIEWS, Sheen's Estate Agents get the pleasure in offering for sale this NO ONWARD CHAIN, MODERN FOUR/FIVE BEDROOM DETACHED FAMILY HOME. The property offers a balcony benefitting from PANORAMIC VIEWS, en-suite to the Master Bedroom and a secluded south west facing rear garden. The property is conveniently located a stones throw from the new Marks and Spencer food court and Aldi and is within a short stroll of Walton's town centre, seafront and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to avoid disappointment.

- **Four/Five Bedroom Detached Family Home**
- **No Onward Chain**
- **En-Suite to Master Bedroom**
- **Ground Floor Cloakroom/Utility**
- **Balcony with Backwater Views**
- **Uninterrupted Countryside Views**
- **Garage & Off Road Parking**
- **Un-Overlooked South West Facing Garden**
- **EPC Rating - B**
- **Council Tax Band - E**



Price £499,995 Freehold

The accommodation comprises approximate room sizes:

Obscured sealed unit hardwood door leading to:-

Entrance Hall

Radiator. Wood effect laminate flooring. Under-stair storage cupboard. Stair flight to first floor. Doors to:-



Kitchen

15'9" x 10'12"

Fitted in a range of matching fronted units. Wood effect square edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Inset five ring gas hob with extractor hood above. Built in eye level electric oven. Further range of matching fronted units both eye and floor level. Integrated fridge/freezer & dishwasher. Tiled splash back. Wood effect laminate flooring. Radiator. Spotlights. Sealed unit double glazed window to front. Opening to:-



Family Room

12'9" x 10'9"

Radiator. Wood effect laminate flooring. Sealed unit double glazed patio doors to garden.



Lounge

15'7" x 12'10"

Radiator. Wood effect laminate flooring. Sealed unit double glazed patio doors to garden.



Snug/Bedroom Five

10'6" x 8'9"

Radiator. Wood effect laminate flooring. Sealed unit double glazed window to front.



Utility/Cloakroom

Suite comprises of low level w/c. Vanity hand was basin. Fitted storage cupboards with square edge work surfaces. Integrated washing machine. Heated towel rail. Wood effect laminate flooring. Extractor fan.



Landing

Radiator. Built in airing cupboard. Loft access via hatch with pull down ladder. Doors to:-



Master Bedroom

16' x 15'4"

Radiator. Sealed unit double glazed window to front. Sealed unit double glazed French doors to balcony offering stunning backwater views. Door to:-



Balcony



Ensuite

Modern suite comprises of low level w/c. Pedestal hand wash basin. Fitted shower cubicle with wall mounted shower attachment. Heated towel rail. Extractor fan. Part tiled walls. Tiled flooring.



Bedroom Two

15'5" x 11'1"

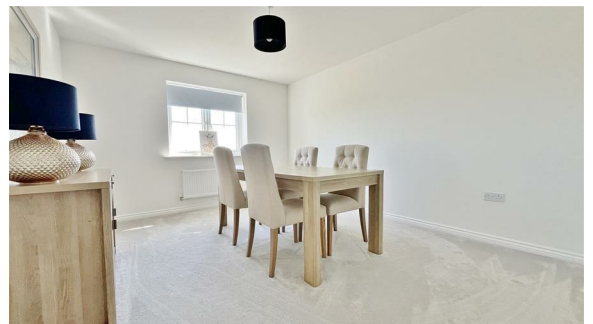
Radiator. Sealed unit double glazed window to rear.



Bedroom Three

13'2" x 10'12"

Radiator. Sealed unit double glazed window to front offering stunning back water views.



Bedroom Four

12'6" x 8'4"

Radiator. Sealed unit double glazed window to rear.



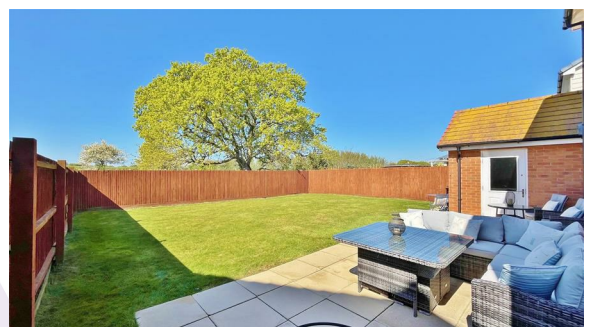
Family Bathroom

White suite comprises of low level w/c. Pedestal hand wash basin. Fitted panelled bath with wall mounted shower attachment. Heated towel rail. Extractor fan. Part tiled walls. Tiled flooring. Obscured sealed unit double glazed window to rear.



Outside - Rear

Part paved patio area. Remainder laid to lawn. Private access door to garage. Access to front via side gate. Un-overlooked. South west facing.



Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Remainder laid to lawn and bushes.



Material Information - Freehold Property

Tenure:

Council Tax: Tendring District Council; Council Tax Band E ; Payable 2025/2026 £2709.47 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/04.26

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.

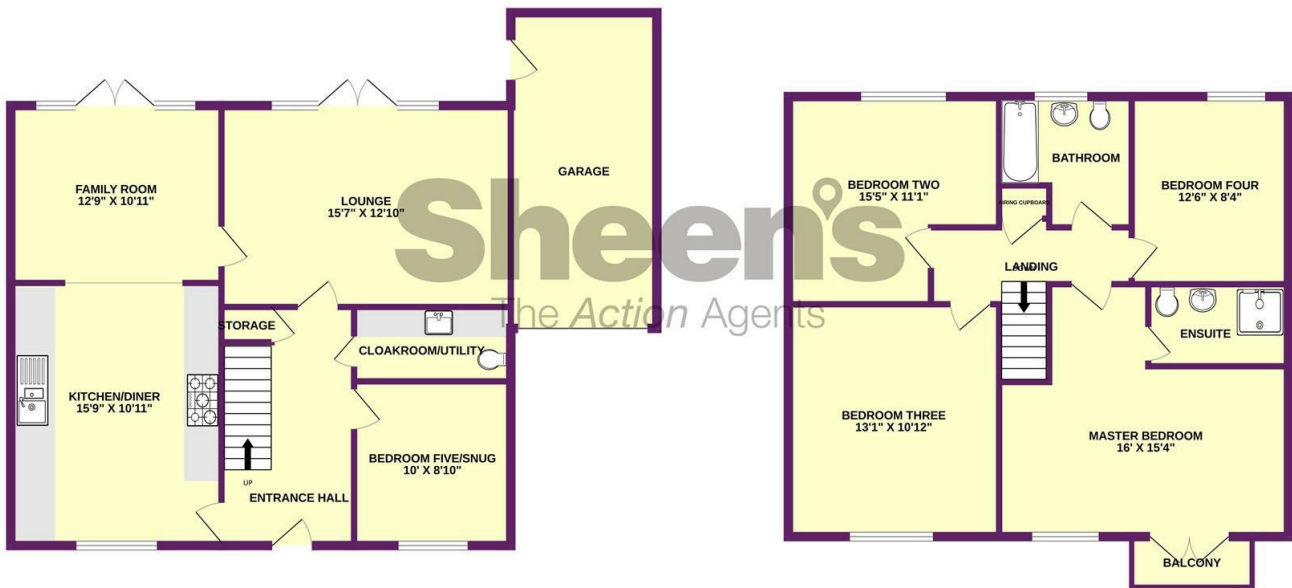
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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

1ST 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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