



## Kirby Road Walton-on-the-Naze, CO14 8QT

Located in the sought after town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in bringing to market this stunning, FOUR/FIVE BEDROOM DETACHED FAMILY HOME with FOUR DOUBLE BEDROOMS. The property occupies a large plot and provides 1539 square feet of spacious accommodation over two floors. Boasting two reception rooms, modern fitted shower room, south facing rear garden and ample off street parking. The property is also conveniently located a stones throw away 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 with direct links to London Liverpool Street.

- Four Double Bedrooms
- Four/Five Bedroom Detached Family Home
- Integral Garage & Ample Off Street Parking
- Modern Fitted Shower Room
- Downstairs Cloakroom
- South Facing Garden
- Walking Distance to Shops & Amenities
- Walton-on-the-Naze
- Council Tax Band - E
- EPC Rating - C



**Price £425,000 Freehold**

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door to:-

### Porch

Obscured sealed unit double glazed door to:-

### Entrance Hall

Radiator. Two built in storage cupboards. Wood effect laminate flooring. Doors to:-



### Dining Area

Wood effect laminate flooring. Radiator. Sealed unit double glazed window to rear. Steps down to:-





## Family Room

Radiator. Large sealed unit double glazed window to side. Sealed unit double glazed sliding door to garden. Stair-flight to first floor.



## Kitchen

Fitted in a range of matching fronted units. Rolled edge work surfaces. Inset stainless steel one and a half bowl sink and drainer unit. Built in eye level oven. Inset five ring gas hob with extractor fan above. Further selection of matching fronted units both eye and floor level. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge/freezer. Tiled splash back. Tiled flooring. Spotlights. Sealed unit double glazed window to garden. Sealed unit double glazed door to garden.



### Bedroom Five/Study

Radiator. Sealed unit double glazed window to front aspect.



### Cloakroom

White suite comprises of low level w/c. Vanity hand wash basin with storage cupboards under. Radiator. Fully tiled walls. Tiled flooring. Spotlights. Obscured sealed unit double glazed window to side.



### Landing

Loft access. Two built in storage cupboards. Doors to :-

### Master Bedroom

Radiator. Two built in storage cupboards. Wooden flooring. Sealed unit double glazed window to rear and side aspect.



### Bedroom Two

Radiator. Sealed unit double glazed window to rear aspect.



### Bedroom Three

Radiator. Sealed unit double glazed window to front aspect.



### Bedroom Four

Radiator. Two sealed unit double glazed windows to front and side aspect.



### Shower Room

Modern suite comprises of low level w/c. Vanity hand wash basin with storage drawer under. Fitted shower cubical with rainfall shower head and wall mounted shower attachment. Wall mounted LED mirror. Two radiators. Fully tiled walls. Wood effect laminate flooring. Spotlights. Extractor fan. Obscured sealed unit double glazed window to rear.





### Outside - Rear

Majority laid to lawn. Large paved patio entertaining area. Borders well stocked with flowers, shrubs and bushes. Outside light. Enclosed by panel fencing. Wooden shed to remain. Side access via wooden gate. South facing.



### Outside - Front

Paved area providing off street parking for several vehicles leading to integral garage with electric roller door. Remainder laid to lawn



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### DH/07.25

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

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.

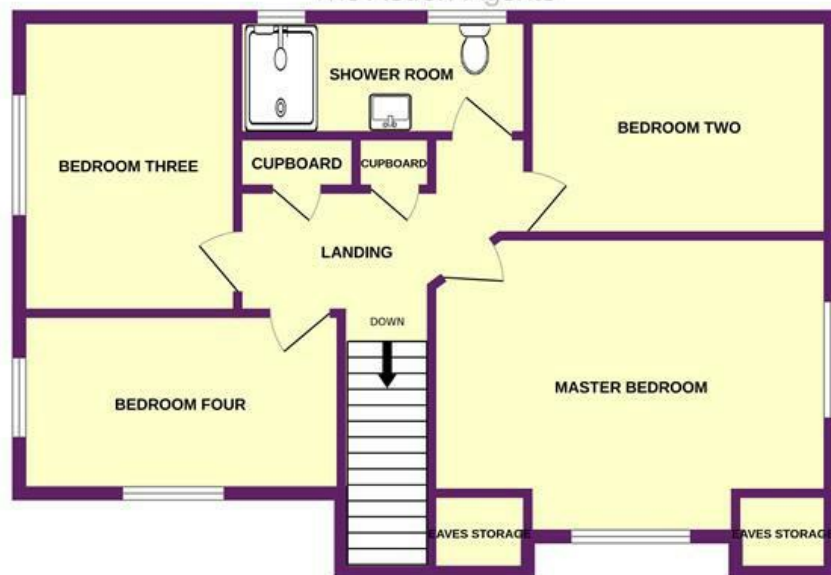
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## GROUND FLOOR



## 1ST FLOOR

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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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