



Stablefield Road Walton-on-the-Naze, CO14 8UG

Located on the popular Frinton 'Homelands' development and being offered with NO ONWARD CHAIN, Sheen's Estate Agents have the pleasure in offering for sale this well presented, FOUR BEDROOM SEMI-DETACHED CHALET. The property is conveniently located within a mile of Walton's new M & S Foodcourt and Aldi, half a mile of the 'Triangle' shopping centre and within one and half miles of Frinton's town centre, leisure centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- Secluded Rear Garden
- Ground Floor Cloakroom
- First Floor Bathroom
- Conservatory Overlooking Landscaped Garden
- Ample Off Street Parking
- Popular 'Homelands' Development
- No Onward Chain
- Council Tax Band - C
- EPC Rating - C

Price £285,000 Freehold



The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed composite entrance door leading to:-

Hallway

Stair flight to first floor. Two built in storage cupboards. Under stairs storage cupboard. Radiator. Door to:-



Cloakroom

White suite comprises low level w/c. Wash hand basin. Part tiled walls. Tiled flooring. Wall mounted mirrored storage cabinet. Obscured sealed unit double glazed window to side.



Dining Room/Bedroom 4

10' x 8'4"

Built in storage cupboard. Fitted storage cupboard housing combination boiler. Radiator. Sealed unit double glazed window to rear. Serving hatch to kitchen.



Kitchen

14'4" x 7'8"

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit with mixer tap. Inset four ring electric hob with built in oven under and extractor hood above. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Plumbing for washing machine. Space for tumble dryer. Fully tiled walls. Tiled flooring. Window to lounge. Sealed unit double glazed window to conservatory. Sealed unit double glazed door giving access to:-



Conservatory

7'10" x 6'3"

Part brick base. Polycarbonate roof. Sealed unit double glazed windows to rear and side aspects. Sealed unit double glazed door giving access to rear.



Lounge

14'8" x 12'9"

Wooden fire surround with stone hearth and inset electric fire. Radiator. Sealed unit double glazed window to front.



Bedroom 3

15'8" x 8'

Radiator. Sealed unit double glazed window to front.



First Floor Landing

Loft access (part boarded). Sealed unit double glazed window to side. Doors to all rooms. Door to:-



Shower Room

Modern white suite comprises low level w/c. Pedestal wash hand basin. Fitted shower cubicle with wall mounted integrated shower. Fully tiled walls. Extractor fan. Vinyl flooring. Radiator. Built in eaves storage. Obscured sealed unit double glazed window to side.



Bedroom 1

16'1 x 10'8"

Built in wardrobes to one wall. Radiator. Sealed unit double glazed window to front.



Bedroom 2

10'2" x 8'1"

Part sloping ceiling. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed window to side.



Outside - Rear

40' approx

Part patio area. Remainder laid to lawn. Shingled beds. Timber constructed storage shed to remain. Outside light. Enclosed by panelled fencing. Gate giving access to front.



Outside - Front

Low maintenance. Part shingled. Remainder hardstanding providing off street parking. Pathway leading to entrance door under a storm porch.

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

JD/12.25

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.

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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