



Wade Reach Walton-on-the-Naze, CO14 8RE

Snuggled perfectly in quiet cul-de-sac position in the sought after coastal town of Walton-on-the-Naze, Sheen's Estate Agents have the pleasure in offering for sale this spacious, immaculately presented FOUR BEDROOM DETACHED CHALET. The property boasts two ground floor bedrooms one with en-suite, partial 'BACKWATER' views, an open plan kitchen/living room and is conveniently situated within a short stroll of shopping amenities, Mainline Railway Station and the Seafront. An early viewing is strongly advised to avoid disappointment.

- Four Double Bedrooms
- Ground Floor Bedroom with En-Suite
- Bathroom & Shower Room
- Immaculate Open Plan Lounge/Kitchen
- Partial 'Backwater' Views
- South Facing Rear Garden
- Detached Garage & Off Street Parking
- Quiet Cul-De-Sac Position
- Sought After Location
- Council Tax Band - D /EPC Rating - D



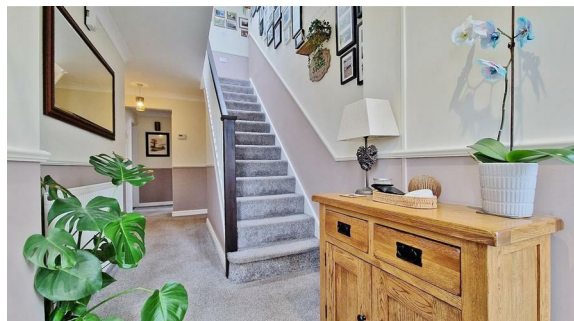
Price £385,000 Freehold

Accommodation comprises with approximate room sizes:-

Sealed unit double glazed entrance door with two full length obscured double glazed window panels to:

Entrance Hall

Stair flight to first floor. Built in storage cupboard. Built in under stairs storage cupboard. Radiator. Doors to:



Lounge

17' x 13'4"

Wooden mantle with inset multi fuel burner under. Tiled flooring. Sealed unit double glazed window to side. Sealed unit double 'French' style doors to rear. Open access to:



Kitchen

11'8" x 11'

Fitted with a range of matching fronted units. Marble effect square edge work surfaces. Inset stainless steel one and a half bowl sink drainer unit with mixer taps. Inset four ring ceramic hob with fitted extractor fan above. Further selection of matching units at both eye and floor level. Built in double oven. Space for fridge/freezer. Fitted extractor. Plumbing for automatic washing machine and dishwasher. Fitted breakfast bar. Tiled flooring. Sealed unit double glazed window to rear.



Bedroom Three

13'3" x 8'9"

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



En-Suite

White suite comprising of low level W/C. Pedestal wash hand basin. Fitted shower cubicle with wall mounted electric shower. Fitted extractor fan. Obscured sealed unit double glazed window to front.



Bedroom Four/Dining Room

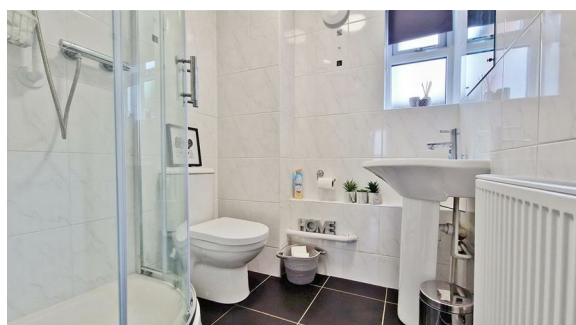
13'3" x 8'8"

Radiator. Sealed unit double glazed window to front.



Shower Room

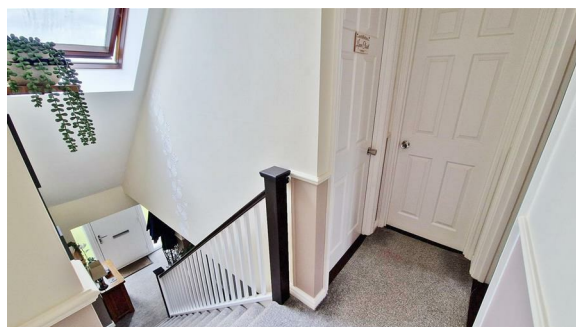
White suite comprising of low level W/C. Pedestal wash hand basin. Fitted corner shower cubicle with wall mounted integrated shower. Fully tiled walls. Tiled flooring. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to side..



First Floor

Landing

Double glazed skylight. Loft access. Doors to:



Master Bedroom

16'6" max x 12'2"

Radiator. Sealed unit double glazed window side and rear aspect with partial 'Backwater' views. Sliding door to:



Walk-In Wardrobe

8'9" x 5'4"

Built in eves storage.

Bedroom Two

13'1" max x 11'10"

Built in eaves storage. Radiator. Sealed unit double glazed window to side with partial farmland views.



Bathroom

White suite comprising of low level W/C. Vanity wash hand basin with storage cupboard and drawers under. Panelled bath with shower attachment. Fully tiled walls. Tiled flooring, Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed window to side.



Laundry Room

Wall mounted boiler. Door to eaves storage.

Outside - Rear

South facing. Newly laid patio area. Border stocked with shrubs and bushes enclosed by railway sleepers. Part shingled area leading to brick built storage cupboard. Enclosed by panel fencing. Open access to side.



Outside - Side

Part laid to lawn. Hard standing patio area with overhead veranda. Private access door to detached garage. Private access gate to front.



Outside - Front

Mainly laid to lawn. Hard standing area providing off street parking leading to garage with an electric roller door.

JAF/08.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

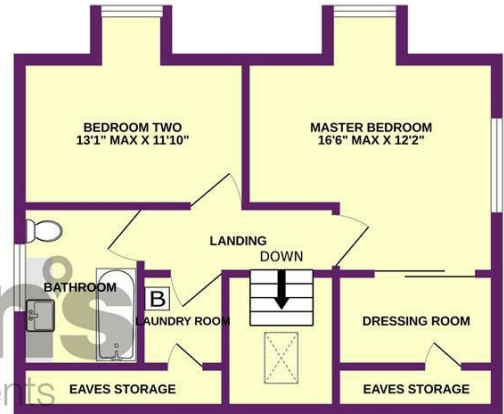
(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

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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