



Little Bakers Walton-on-the-Naze, CO14 8UH

Situated in a pleasant residential cul-de-sac, Sheen's estate agents have pleasure in offering for sale this STUNNING TWO/THREE BEDROOM DETACHED CHALET style house. The property boasts a 20ft Lounge, SOUTH FACING Garden, Ground Floor Cloakroom, Utility Room and a Detached Garage. The property is also within easy reach of local amenities including shops, schools, bus and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two/Three Bedrooms
- Detached Chalet
- Stunning Throughout
- Ground Floor Cloakroom
- Utility Room
- Garage & Off Street Parking
- South Facing Garden
- Cul-de-Sac Position
- Close to Shops & Amenities
- EPC Rating - TBC/ Council Tax Band - D



Price £325,000 Freehold

Little Bakers, Walton-on-the-Naze, CO14 8UH

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door to:-

Hallway

Wood effect karndean flooring. Radiator. Doors to:-



Lounge

11'1" x 20'3"

Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed sliding door to:-



Conservatory

12'3" x 6'3"

Tiled flooring. Sealed unit single glazed windows to front and side aspect. Sealed unit single glazed door to garden.



Kitchen

11'6" x 8'11"

Fitted in a range of matching fronted units. Square edge work surfaces. Inset stainless steel one and a half sink bowl and drainer unit. Inset four ring electric hob with extractor hood above. Fitted eye level electric oven with fitted microwave under. Further range of matching fronted units both and eye level. Integrated fridge/freezer. Integrated dish washer. Tiled splash back. Tiled flooring. Spotlights. Sealed unit double glazed window to garden. Obscured sealed unit double glazed door to garden.



Bedroom Three/Dining Room

11' x 6'11"

Wood effect karndeian flooring. Radiator. Built in storage cupboard. Sealed unit double glazed window to side.



W/C

White suite comprises of low level w/c. Pedestal hand wash basin. Tiled splash-back. Wood effect karndeian flooring. Built in storage cupboard. Radiator. Obscured sealed unit double glazed window to side.



Landing

Sealed unit double glazed window to rear. Doors to:-



Master Bedroom

16'11" x 10'1"

Fitted wardrobes. Radiator. Sealed unit double glazed windows to both front and rear.



Bedroom Two

9'11" x 9'5"

Radiator. Sealed unit double glazed window to front.



Shower Room

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



Utility

10'7" x 7'4"

Timber framed. Fitted rolled edge work surfaces. Inset ceramic sink and bowl. Plumbing for washing machine and tumble dryer. Space for fridge/freezer.



Outside - Rear

South facing. Part paved patio area. Remainder laid to lawn. Borders stocked well with shrubs and bushes. Access to front via side gate. Private access door to utility. Enclosed by panelled fencing.



Outside - Front

Hardstanding area providing ample off street parking leading to garage. Remainder laid to lawn.



Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D ; Payable 2026/2027 £2316.58 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/07.26

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.

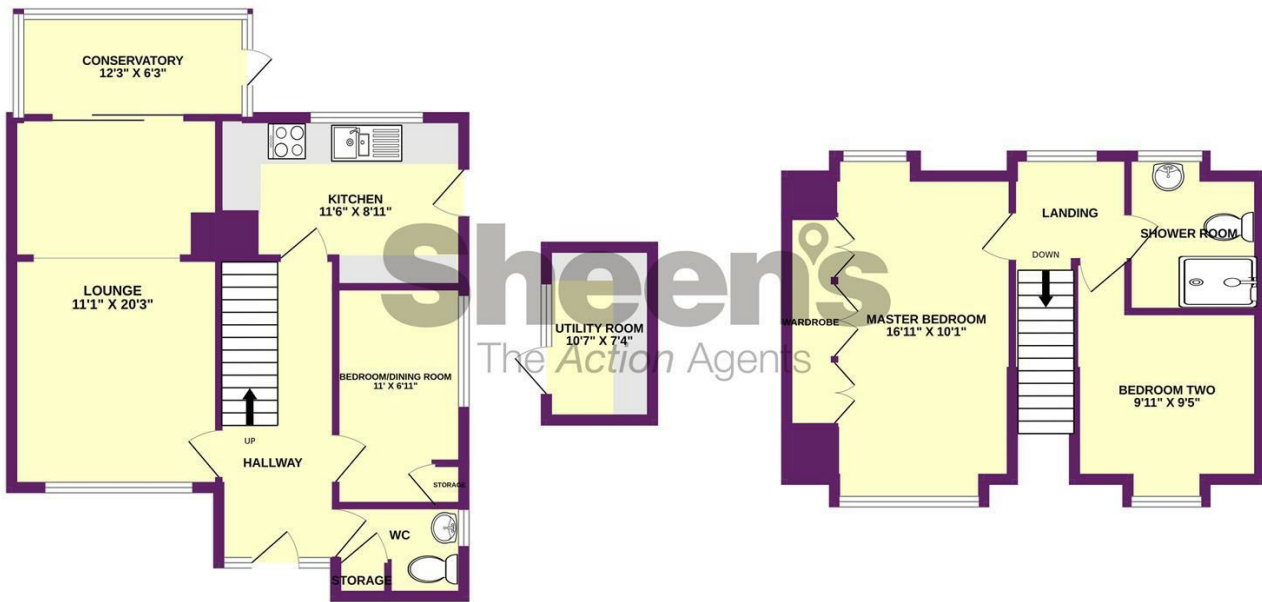
REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

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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