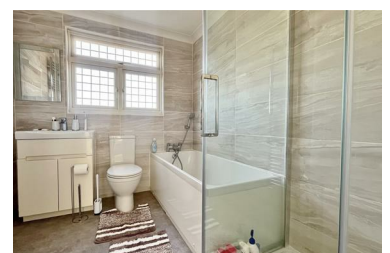




## Woodfield Close Walton-on-the-Naze, CO14 8UL

Situated in a quiet cul-de-sac on the popular 'Frinton Homelands' development, Sheens Estate Agents are delighted to bring to market this THREE BEDROOM DETACHED CHALET FAMILY HOME. This well-located home offers spacious and versatile accommodation with excellent potential to personalise. The property features a generous lounge/diner, a fitted kitchen, three well-proportioned bedrooms, family bathroom and a downstairs shower room, along with a flexible additional room suitable as a fourth bedroom or home office. Outside, the property benefits from a private rear garden and off-road parking with a car port and garage. Woodfield Close is conveniently positioned within easy reach of local shops, schools, transport links and the seafront, making it an ideal purchase for families, investors or those seeking a coastal home.

- Three/Four Bedrooms
- Detached Chalet
- South Facing Rear Garden
- Well Presented Spacious Family Home
- Popular 'Frinton Homelands' Development
- Garage & Off Street Parking
- Close to Shops & Amenities
- No Onward Chain
- EPC Rating - D
- Council Tax Band - C



**Price £375,000 Freehold**

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed entrance door leading to:-

## Entrance Hall

Obscured sealed unit double glazed window to front. Under-stair storage. Doors to:-



## Kitchen

11' x 9'11"

Fitted in a range of matching fronted units. Fitted rolled edge worksurfaces. Inset composite one and a half bowl sink and drainer unit. Inset four ring gas hob with extractor hood above. Fitted eye level electric oven. Further range of matching fronted units both eye and floor level. Space for fridge/freezer. Plumbing for dishwasher. Tiled splash back. Vinyl flooring. Sealed unit double glazed window to front.



### Lounge/Diner

24'7" x 16'8"

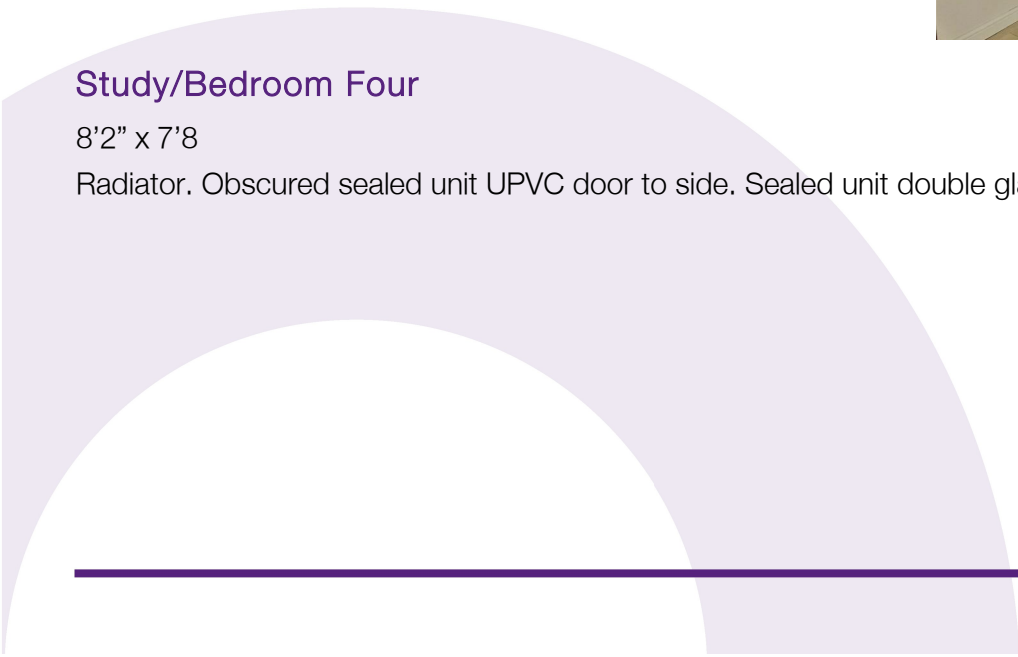
Wood flooring. Radiator. Two sealed unit double glazed windows to front. Sealed unit single glazed door to conservatory. Door to:-



### Study/Bedroom Four

8'2" x 7'8"

Radiator. Obscured sealed unit UPVC door to side. Sealed unit double glazed window to rear.



### Bedroom Three

10'10" x 10'

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



### Conservatory

11'2" x 6'10"

Tiled flooring. Sealed unit double glazed windows to both rear and side aspects. Sealed unit double glazed sliding door to garden.



### Shower Room

White suite comprises of low level w/c. Vanity wash hand basin with storage cupboard under. Fitted shower cubicle with wall mounted shower attachment. Radiator. Fully tiled walls and flooring. Extractor fan. Obscured sealed unit double glazed window to rear.



### Landing

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



### Bedroom One

17' x 12'8

Fitted wardrobes. Vanity wash hand basin with storage cupboard under. Built in airing cupboard housing hot water cylinder. Radiator. Sealed unit double glazed window to rear.



### Bedroom Two

14'3" x 12'3

Fitted wardrobes. Radiator. Sealed unit double glazed window to rear.



### Bathroom

Modern suite comprises of low level w/c. Vanity wash hand basin with storage cupboard under. Fitted panelled bath with wall mounted shower attachment. Walk-in shower cubicle with wall mounted shower attachment. Built-in storage cupboard. Heated towel rail. Extractor fan. Fully tiled walls. Vinyl flooring. Obscured sealed unit double glazed window to front.



### Utility

9'3" x 8'3"

Fitted in a range of matching fronted units. Fitted rolled edge work surfaces. Inset stainless steel sink and drainer unit. Plumbing for washing machine & tumble dryer. Space for fridge/freezer. Tiled flooring. Single glazed window to side. Door to garage



### Outside - Rear

South facing. Part paved patio area. Remainder laid to artificial grass. Borders stocked well with shrubs and bushes. Wooden storage shed to remain. Access to front via side gate. Private access door to utility/garage. Enclosed by panelled fencing.



### Outside - Front

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



### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band C - £2059.18

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:

### Agents Note - Restrictive Covenants on Title

The property is subject to restrictive covenants and rights contained within the title register, including provisions contained within transfers dated 18 August 1967 and 11 September 1973. Your solicitor will need to verify these.

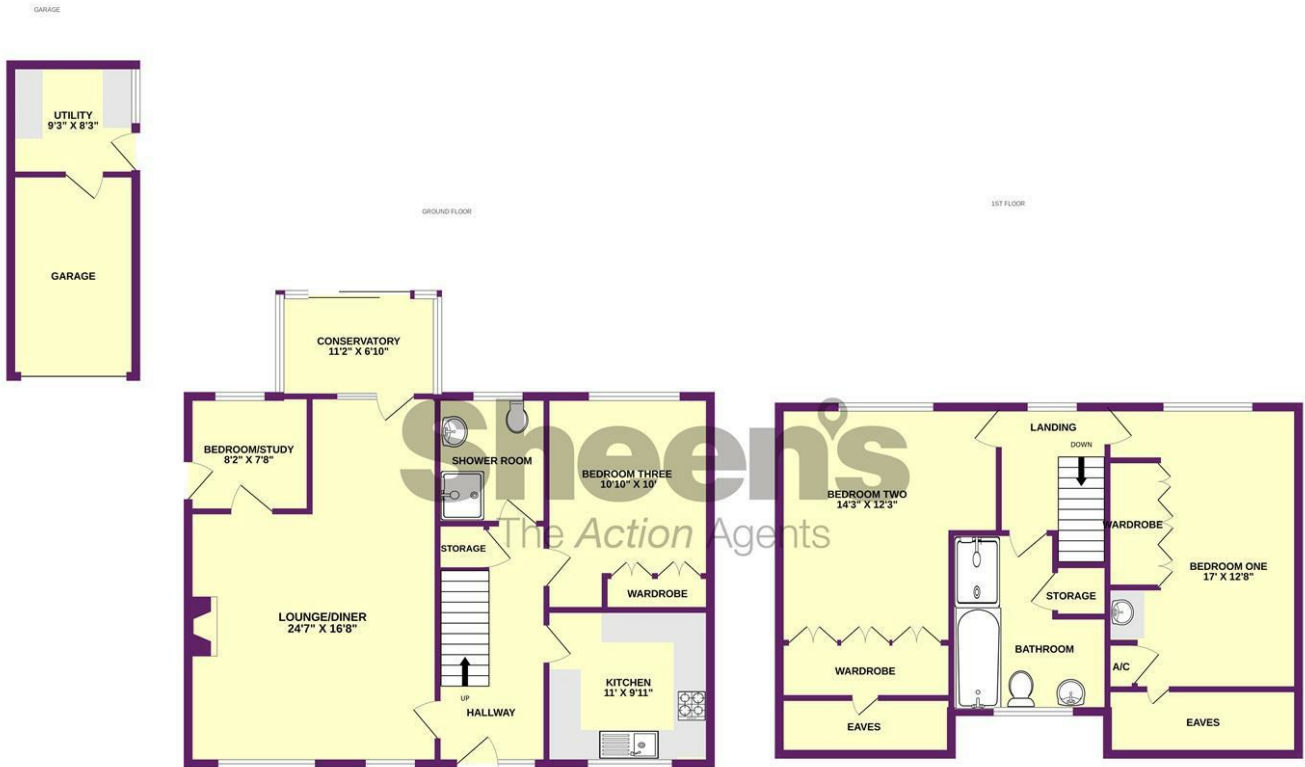
### DH/03.26

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](http://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.





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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