



Thorns Way Walton-on-the-Naze, CO14 8SB

Situated on the sought after Frinton 'Homelands' development having undergone a programme of modernisation, Sheen's Estate Agents have the pleasure in offering for sale this STUNNING, TWO BEDROOM DETACHED BUNGALOW. The property is being offered with NO ONWARD CHAIN and is conveniently located within a quarter of a mile of shopping amenities at the Triangle Shopping Centre and is within three quarters of a mile of Frinton's town centre, mainline railway station and seafront. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Bedrooms
- Newly Installed Kitchen
- Newly Installed Shower Room
- Newly Installed Garage Roof
- Newly Installed Gas Central Heating System
- Underfloor Heating In Shower Room
- Garage & Off Road Parking
- Frinton Homelands Development
- No Onward Chain
- EPC Rating D / Council Tax Band C



Offers In Excess Of £300,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hall

Built in storage cupboard. Built in airing cupboard housing newly installed combination boiler providing heating and hot water throughout.. Loft access. Radiator. Doors to:



Bedroom One

14'1" x 12'5" max

Radiator. Sealed unit double glazed bay window to front.



Bedroom Two

10'3" x 8'3"

Radiator. Sealed unit double glazed window to front.



Lounge/Diner

20" x 10'11"

Serving hatch. Radiator. Sealed unit double glazed window to rear.



Shower Room

Newly installed suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage space under. Enclosed shower cubicle with wall mounted shower attachment. Part tiled walls. Tiled flooring providing underfloor heating. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Kitchen/Breakfast Room

11'5" x 8'2"

Newly installed kitchen fitted with a range of matching high gloss fronted units. Granite effect squared edge work surfaces. Inset ceramic bowl sink and drainer unit. Inset four ring electric hob with electric oven under. Fitted extractor hood. Further selection of units both at eye and floor level. Integrated washing machine. Fitted breakfast bar. Part tiled walls. Space for fridge/freezer. Radiator. Sealed unit double glazed window to rear. Sealed unit double glazed door leading to:



Conservatory

8'9" x 6'9"

Vinyl flooring. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed sliding door leading to:



Outside - Rear

Part paved area. Remainder laid to raised lawn. Array of trees and shrubs. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Hard standing concrete area providing off street parking leading to garage with up and over door. Garage has newly installed roof with guarantee. Remainder laid to lawn.

Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

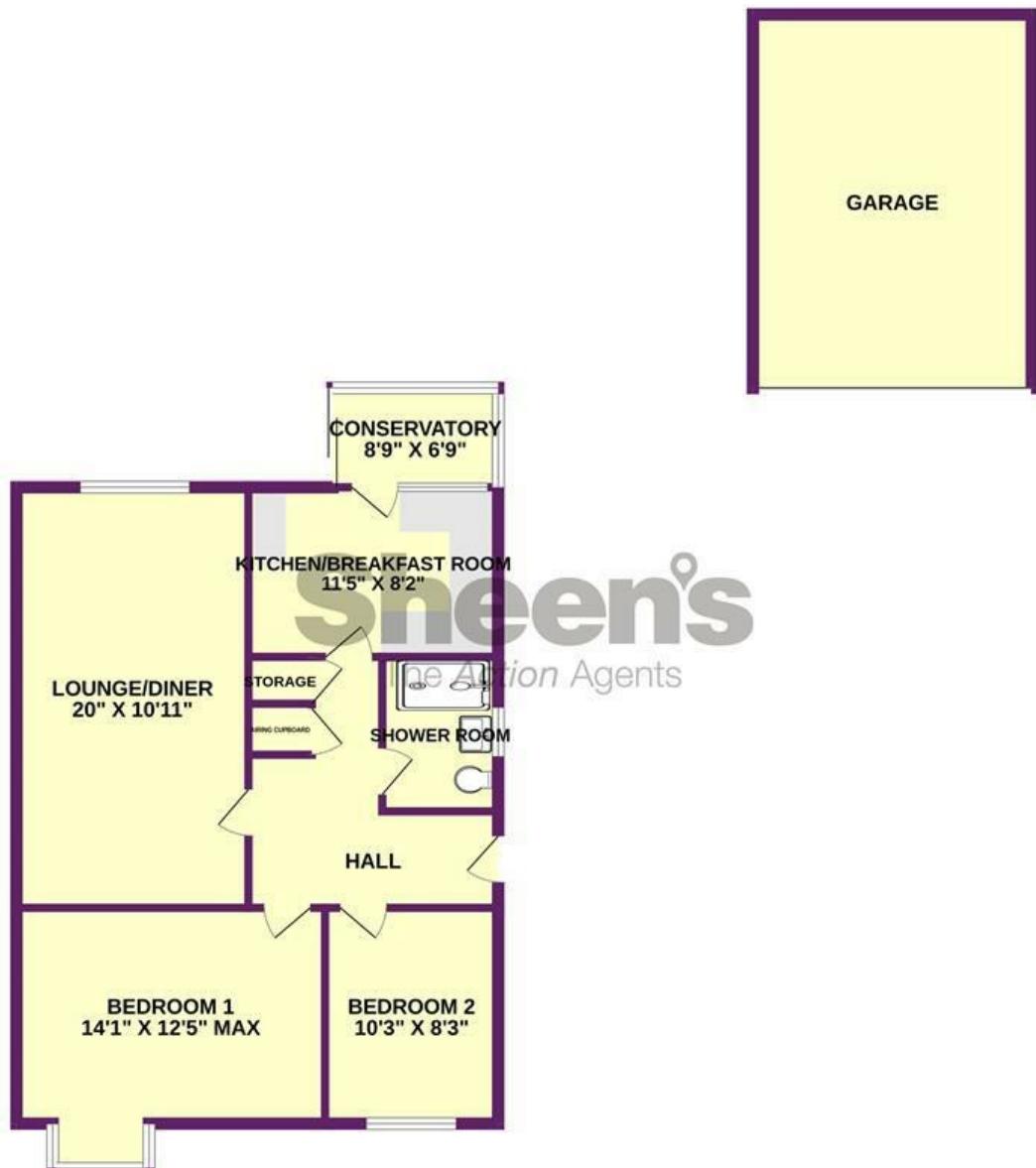
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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When offering on a property, prospective purchasers will be asked to undertake Identification checks including producing photographic identification 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.

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



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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