



Walton Road Walton On The Naze, CO14 8NB

Having undergone a stunning refurbishment and a complete transformation from its original design, Sheen's Estate Agents have the pleasure in bringing to market this EXTENDED, THREE BEDROOM, TWO RECEPTION ROOM, DETACHED BUNGALOW. Being offered with NO ONWARD CHAIN this property boasts being in an established non-estate position with ample off street parking, a large fully integrated kitchen/diner with open plan living room which flows to a raised decking area at the rear of the property. Located within short stroll to the Seafront and on the fringes of Frinton-on-Sea this property is not to be missed and an early viewing is strongly advised.

- Three Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Extended
- Study
- En-Suite to Master Bedroom
- Family Bathroom & Cloakroom
- Secluded Rear Garden
- Modernised Throughout
- No Onward Chain
- Council Tax Band - C / EPC Rating - D



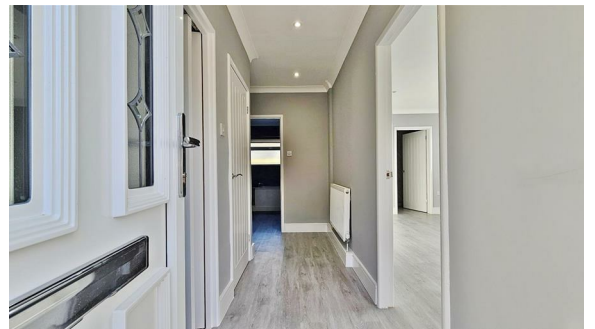
Price £395,000 Freehold

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed door leading to:

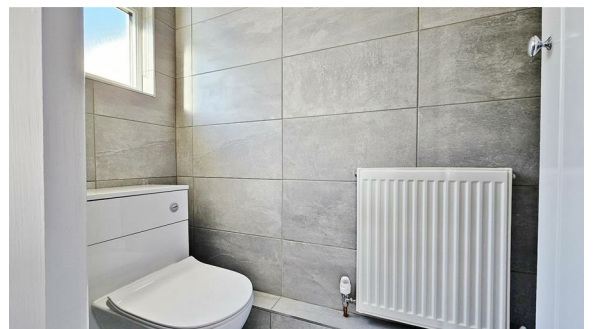
Hallway

Built in storage cupboard. Loft access with pull down ladder with partial boarding and houses newly installed combination boiler providing heating and hot water throughout. LVT flooring. Spotlights. Two radiators. Door to:



Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and cupboard under. Fully tiled walls. LVT flooring. Spotlights. Radiator. Obscured sealed unit double glazed window to side.



Bedroom One

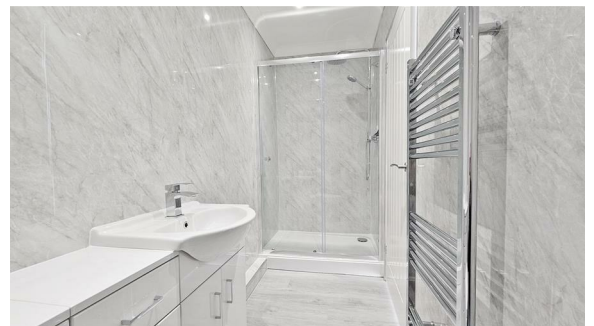
18'4" x 11'

LVT flooring. Radiator. Sealed unit double glazed window to front. Door to:



En-Suite

Newly installed white suite comprises of low level WC. Vanity wash hand basin with mixer tap and range of storage cupboards. Enclosed shower cubicle with wall mounted shower attachments. Fully weatherboarded. LVT flooring. Spotlights. Extractor fan. Wall mounted heated towel rail.



Bathroom

Modern white suite comprises of low level WC. Vanity wash hand basin with mixer tap and range of cupboards under. Enclosed panelled bath. Fully tiled walls. LVT flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



Bedroom Two

13'1" x 9'4"

Built in wardrobe. LVT flooring. Radiator. Spotlights. Velux window to side.



Study

9' x 4'9"

LVT flooring. Spotlights. Radiator. Sealed unit double glazed window to side.



Bedroom Three

8'8" x 7'9"

Built in wardrobe. LVT flooring. Spotlights. Radiator. Sealed unit double glazed window to side.



Lounge/Kitchen/Diner

22'3" x 19'7"

Newly insalled kitchen fitted with a range of matching high gloss fronted units. Granite effect hard edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in eye level electric oven. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher and washing machine. Central island with seating area and range of high gloss drawers and cupboards under. LVT flooring. Spotlights. Skylight. Two radiators. Sealed unit double window to rear. Sealed unit double glazed 'French' style doors leading to:.



Alternate Lounge/Kitchen/Diner



Outside - Rear

Raised wooden decking with steps leading down to lawned area. Array of trees. Access to front via side gate. Private access door to garage with power connected. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing ample off street parking leading to garage with up and over door. Remainder laid to soiled beds with stocked trees and shrubs.

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/11.25

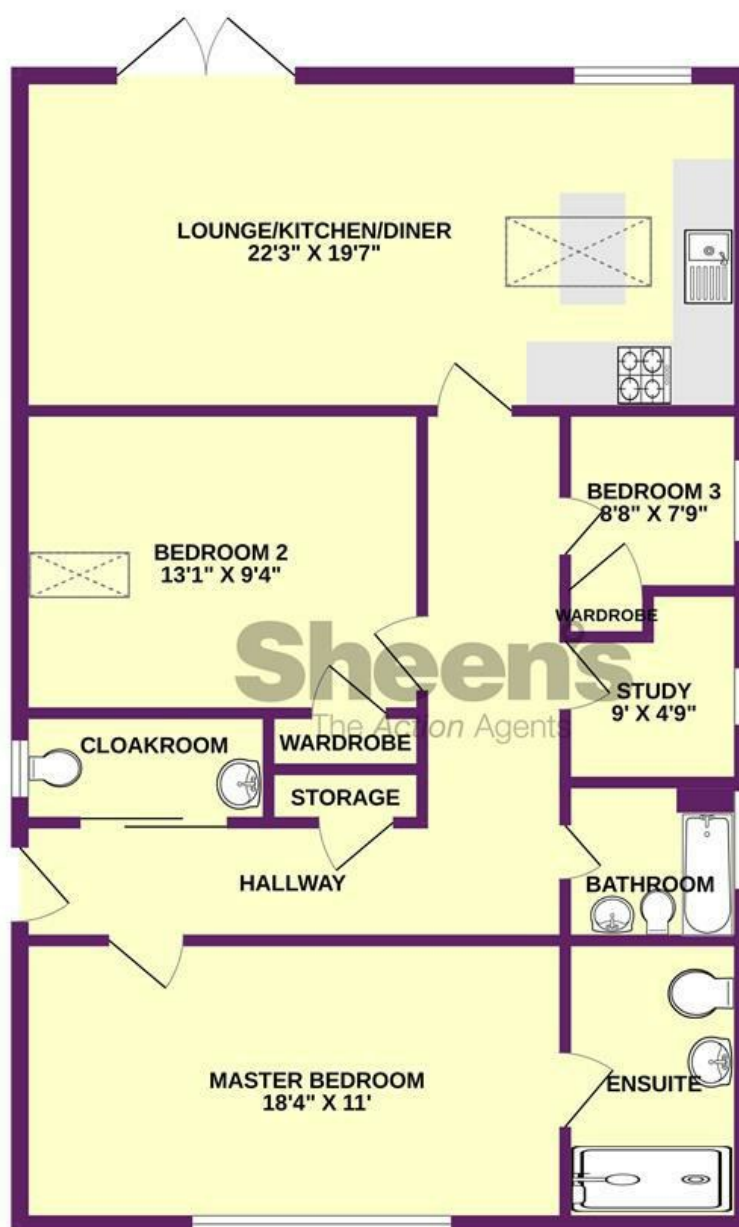
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source 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



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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