



Norwood Way Walton On The Naze, CO14 8NU

**** NO ONWARD CHAIN **** Located within a short walk to the SEAFRONT on the cusp of Frinton-on-Sea, situated on a LARGE CORNER PLOT position, Sheen's Estate have the pleasure in offering for sale this well presented, THREE BEDROOM DETACHED HOUSE. The property offers modern features throughout benefiting from a utility & ground floor cloakroom and a conservatory overlooking secluded garden areas. Norwood Way is within one mile of Frinton's town centre and mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- Corner Plot Position
- Large Modern Kitchen
- Utility & Cloakroom
- Additional Driveway & Garage
- Conservatory
- Close to Seafront
- No Onward Chain
- Council Tax Band - C
- EPC Rating - D



Price £325,000 Freehold

The accommodation comprises approximate room sizes:

Obscured sealed unit double glazed door leading to:

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Laminate flooring. Tall standing featured radiator. Door to:



Lounge

15'11" x 11'1"

Laminate flooring. Wall lights. Two tall standing featured radiators. Sealed unit double glazed window to front.



Kitchen

15'11" x 11'1"

Fitted with a range of shaker style fronted units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Bush rangemaster to remain with extractor hood above. Further selection of matching units at floor level. Enclosed combination boiler providing heating and hot water throughout. Space for 'American' style fridge/freezer. Plumbing for dishwasher. Part tiled walls. Tiled flooring. Additional hard edge work surfaces with range of drawers under. Spotlights. Tall standing featured radiator. Door to utility. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to:



Conservatory

14'1" x 9'11"

Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double doors leading to rear garden.



Utility

Plumbing for washing machine and tumble dryer. Laminate flooring. Spotlight. Tall standing featured radiator. Door to:



Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Tiled splashback. Vinyl flooring. Spotlight. Obscured sealed unit double glazed window to side.



Landing

Built in storage cupboard. Loft access. Obscured sealed unit double glazed window to side. Doors to:



Bedroom One

11'8" x 11'1"

Built in wardrobe with integral shelving. Radiator. Sealed unit double glazed window to rear.



Bedroom Two

12'5" into dr x 11'3"

Built in wardrobe. Radiator. Sealed unit double glazed window to front.



Bedroom Three

8'1" x 6'10"

Radiator. Sealed unit double glazed window to front.



Bathroom

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Vinyl flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



Outside - Rear

Corner plot position. Part block paved area. Remainder laid to lawn and shingled area. Raised beds stocked with flowers. Additional driveway providing off street parking leading to garage with up and over door. Access to front via side gate. Enclosed by panelled fencing.



Alternate Outside Rear View



Outside - Front

Block paved driveway providing off street parking for several vehicles. Remainder laid to shingle providing further parking space.



Material Information - Freehold Property

Tenure: Freehold

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

Any Additional Property Charges: None

Services Connected: (Gas): Yes (Electricity): Yes (Water): Yes (Sewerage Type): (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 1225

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.

Particular Disclaimer

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

Agents Note - Restrictive Covenants on Title

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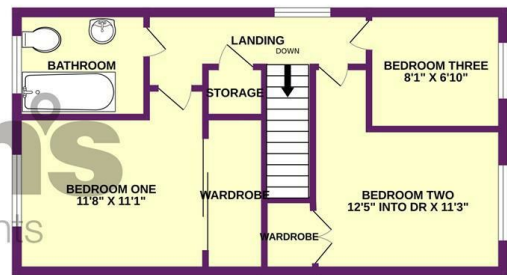
Please note we believe there are restrictive covenants on the title of the property. Copy of these can be obtained by request from Sheen's Estate Agents. These should always be looked at by your legal representative who can advise you further



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

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

