



Walton Road Walton-on-the-Naze, CO14 8NB

Located in a non-estate position is this SUPERB, LUXURY, NEW BUILD THREE DOUBLE BEDROOM DETACHED BUNGALOW. This stunning unique property boasts a light and spacious feel throughout with an open plan living area overlooking the elevated rear garden. There is an en-suite to the master bedroom, separate utility room, high end finish throughout and a low maintenance manageable garden to the rear and ample off street parking to the front. The property is perfectly positioned between Frinton and Walton's town centre and within a short stroll of local amenities at the 'Triangle' shopping centre. Frinton's Seafront is approximately half a mile from the property and an early viewing is highly recommended to avoid missing out on this rare opportunity.

- Unique, Luxury New Build
- Three Double Bedrooms
- En-Suite To Master Bedroom
- Stunning Open Plan Living Area
- Four Piece Bathroom Suite
- Separate Utility Room
- 55' Private Rear Garden With Entertaining Area
- Ample Off Street Parking
- Convenient, Sought After Non-Estate Position
- EPC Rating B



Offers In Excess Of £500,000 Freehold

Accommodation comprises with approximate room sizes:-

Composite entrance door with full length glazed panel giving access to:

Hallway

Wood flooring. Double length built in storage cupboard. Loft access. Spot lights. Radiator. Glazed double doors giving access to Kitchen/Diner/Lounge. Oak doors to:



Master Bedroom

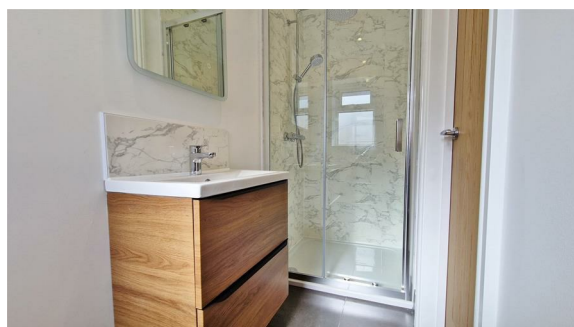
13'2" x 11'2"

Spot lights. Radiator. Sealed unit double glazed window to front. Door to:



En-Suite

Modern suite comprising of low level W/C. Vanity wash hand basin with storage drawers under. Built in shower cubicle with overhead rainfall shower and separate attachment. Fitted extractor fan. Wall mounted mirror. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to side.



Bedroom Two

13'8" x 9'

Spot lights. Radiator. Sealed unit double glazed window to front.



Bedroom Three

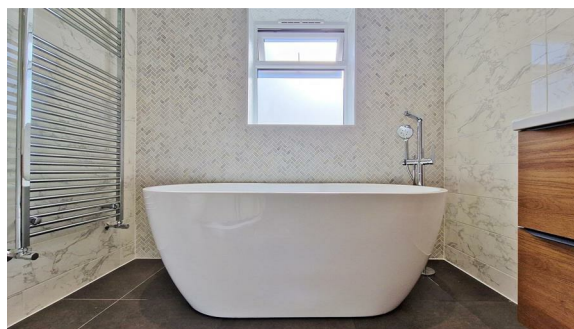
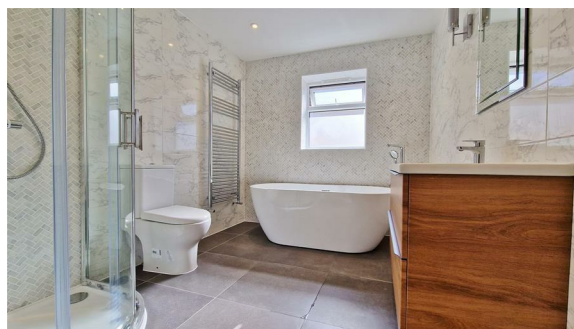
13'6" x 9'7"

Spot lights. Radiator. Obscured sealed unit double glazed window to side.



Family Bathroom

Modern fitted four piece suite comprising of low level W/C. Vanity wash hand basin with storage drawers under. Fitted mirror with wall mounted lights. Free standing bath with free standing mixer tap and shower attachment. Fitted corner shower cubicle with overhead Rainfall shower and separate attachment. Fully tiled. Tiled flooring. Fitted extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.



Kitchen/Diner/Lounge

31'6" x 15'2"

Fitted with a range of modern matching fronted units. Stone work surfaces. Inset butler sink with mixer tap. Built in eye level AEG oven and microwave oven. Further selection of matching units at both eye floor level. Central island with inset five ring AEG induction hob and fitted extractor fan above. Integrated fridge/freezer. Integrated wine cooler. Under unit lighting. Wood flooring. Two radiators. Two oversized sealed unit double glazed patio doors giving access to rear. Door to:



Lounge/Dining Area



Kitchen Area



Utility Room

12' x 5'7"

Fitted matching modern fronted units with square edge work surfaces with upstands. Inset stainless steel bowl sink drainer unit with mixer tap. Plumbing for washing machine and dishwasher. Spot lights. Wood flooring. Radiator. Sealed unit double glazed door giving access to side.



Outside - Rear

55' approximately. Large elevated entertaining patio area with privacy wall. Steps leading to manicured lawn area. Beds stocking flowers and bushes. Outside tap. Outside lights. Access to front via both sides.



Alternate Rear Views



Outside - Front

Hard standing paved area providing ample off street parking for several vehicles. Outside lights. Storm porch leading to entrance door.



Scan For Video Tour



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: TBC

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: N/A

JAF/07.23

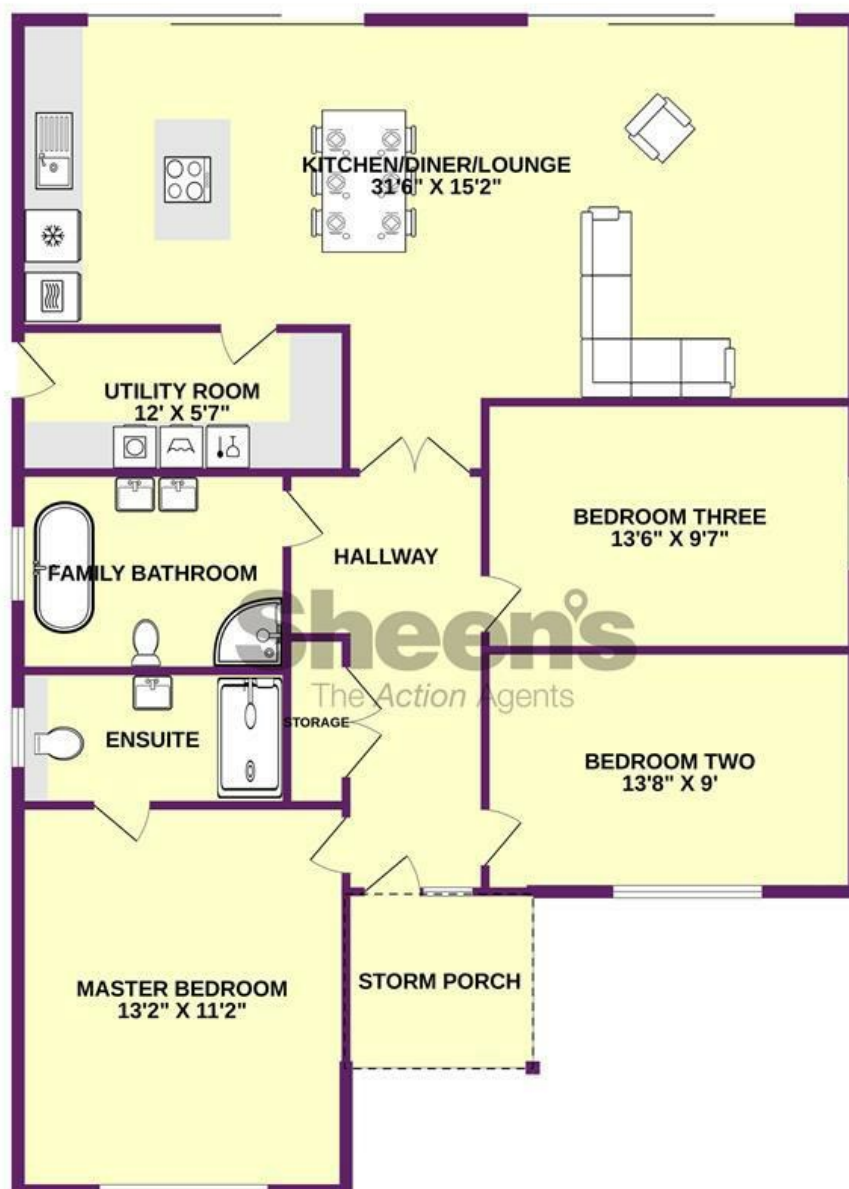
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before 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

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

Sheen's
The Action Agents