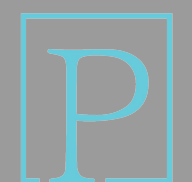


61, Butchers Lane
Walton On The Naze, CO14 8UE

Offers in excess of £370,000 Freehold

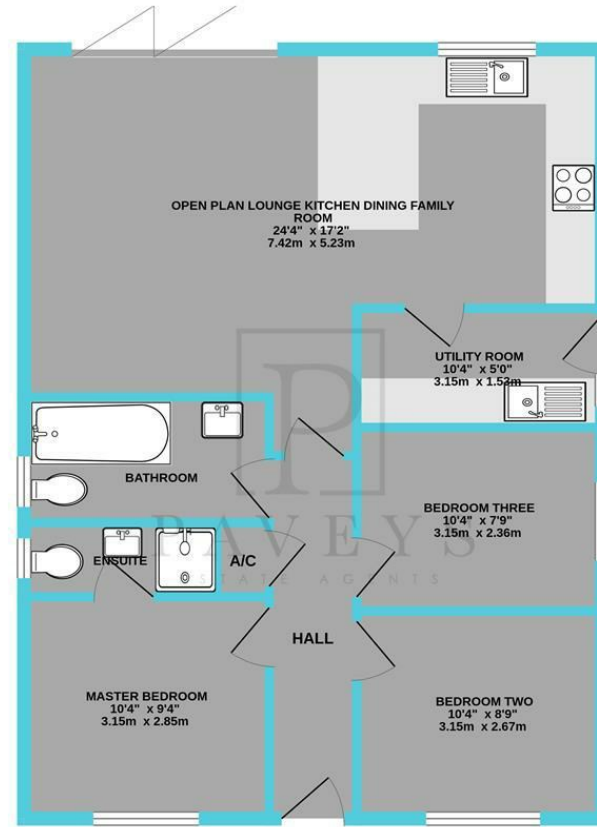


NEW BUILD - NO ONWARD CHAIN

Paveys have the pleasure in bringing to the market this MODERN NEW BUILD DETACHED BUNGALOW with STYLISH INTERIOR, THREE BEDROOMS and LANDSCAPED GARDEN. This "one off" property is positioned in a quiet cul-de-sac, within easy reach of all amenities and will be sold with an Architects Certificate and NO ONWARD CHAIN. The property has been finished to a high standard and offers a beautiful open plan lounge kitchen dining family room with bi fold doors to the private rear garden, attractive kitchen and utility room, modern en-suite shower room and bathroom. Luxury Vinyl Tile flooring, new carpets, internal oak doors, Corian worktops and integrated appliances complete the look. The tiered rear garden has a large patio and lawn area bordered by new panel fencing. To the front, is a driveway for ample off road parking. An internal view is highly recommended in order to appreciate this property. Call Paveys to arrange your appointment to view.



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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

ENTRANCE HALL

Composite entrance door to front aspect, LVT flooring, smooth ceiling, built in airing cupboard, radiator.

OPEN PLAN LOUNGE KITCHEN DINING FAMILY 24'4 x 17'2 (7.42m x 5.23m)

Double glazed bi fold doors to rear garden, double glazed window to rear, LVT flooring, smooth ceiling, spot lights, 2 radiators.

Kitchen: Extensive range of over and under counter units, Corian breakfast bar, worktops and upstands, inset stainless steel sink and with mixer tap. Built in Bosch oven and induction hob with cooker hood over, integrated dishwasher, integrated fridge freezer, cupboard housing wall mounted combination boiler (not tested by agent), under unit lighting.

UTILITY ROOM 10'4 x 5' (3.15m x 1.52m)

Over and under counter units, matching full height cupboard, Corian worktops and upstands, inset stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, space for tumble dryer. UPVC double glazed door and window to side, LVT flooring, smooth ceiling, radiator.

MASTER BEDROOM 10'4 x 9'4 (3.15m x 2.84m)

Double glazed window to front, fitted carpet, smooth ceiling, door to En-Suite Shower Room, radiator.

EN-SUITE TO MASTER BEDROOM

Modern white suite comprising low level WC, vanity wash hand basin and enclosed shower cubicle with rainwater shower head. Double glazed window to side, LVT flooring, smooth ceiling, chrome heated towel rail.

BEDROOM TWO 10'4 x 8'9 (3.15m x 2.67m)

Double glazed window to front, fitted carpet, smooth ceiling, radiator.

BEDROOM THREE 10'4 x 7'9 (3.15m x 2.36m)

Double glazed window to side, fitted carpet, smooth ceiling, radiator.

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and bath with shower and screen. Double glazed window to side, LVT flooring, smooth ceiling, spot lights, part tiled walls, chrome heated towel rail.

OUTSIDE FRONT

Block paved frontage providing off road parking for several vehicles, exterior lighting, new panel fencing, shingled borders, gated and block paved access to either side of the property leading to the rear garden.

OUTSIDE REAR

Landscaped tiered garden commencing with a large block paved sun terrace, steps and retaining wall leading to lawn with freshly laid turf and new panel fencing, exterior lighting, gated side access to front.

AGENTS NOTES

Our client has advised that the property will be sold with an Architects Certificate.

IMPORTANT INFORMATION

Council Tax Band: To Be Confirmed
Tenure: Freehold
Energy Performance Certificate (EPC) rating: To Be Confirmed
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2003

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.