

PAVEYS

17, Beatrice Road

Walton On The Naze, CO14 8HJ

Offers over £450,000 Freehold



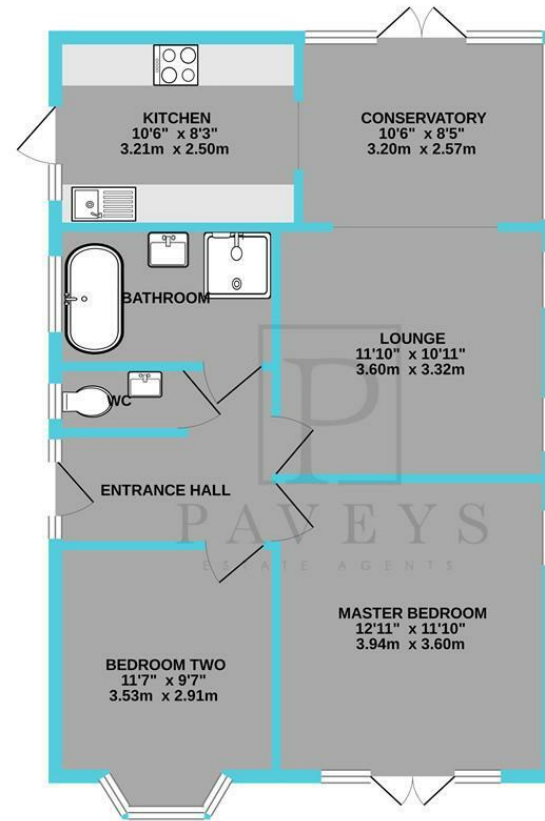
PAVEYS
ESTATE AGENTS

TURN KEY PROPERTY - NO ONWARD CHAIN

Paveys have the pleasure in bringing to the market this GORGEOUS DETACHED BUNGALOW located a short stroll from the beautiful beach in the coastal town of Walton-on-the-Naze. The property has been lovingly refurbished both inside and out to create a stylish modern home with attractive and landscaped garden. Key features include a modern kitchen with appliances, lounge with open access to the Conservatory, two bright and sunny double bedrooms, modern bathroom suite with separate cloakroom, internal oak doors and fitted shutters. There is ample off road parking to the front of the property, a detached outbuilding with Utility and Workshop and gorgeous rear garden with BBQ area and seating areas. There are many nearby attractions including the historic Naze Tower, Essex Wildlife Naze Nature Discovery Centre and communal swimming pool with fitness centre. An internal viewing is highly recommended. Call Paveys today to arrange your appointment to view.



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA: 691 sq.ft. (64.2 sq.m.) approx.
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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E		78	(39-54) E
(21-38) F	53		(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

ENTRANCE HALL

Composite entrance door to side aspect, two feature stained glass windows, laminate flooring, smooth and covered ceiling, built in cupboards, upright radiator.

LOUNGE 11'10 x 10'11 (3.61m x 3.33m)

Double glazed window to side, fitted shutters, feature stained glass window to side, laminate flooring, smooth and covered ceiling, spot lights, ceiling fan, open access to Conservatory, two upright radiators.

CONSERVATORY 10'6 x 8'5 (3.20m x 2.57m)

Part brick construction, double glazed French doors to garden, double glazed windows to rear and side aspects with views over the garden, polycarbonate roof, two upright radiators.

KITCHEN 10'6 x 8'3 (3.20m x 2.51m)

Contemporary over and under counter units, square edge wood effect worktops, inset composite sink and drainer with pull down mixer tap. Built in Indesit eye level double oven, induction hob with extractor hood over, integrated dishwasher, integrated fridge freezer. Double glazed door to side, double glazed window to side, laminate flooring, smooth and covered ceiling, spot lights, part tiled walls.

MASTER BEDROOM 12'11 x 11'10 (3.94m x 3.61m)

Double glazed French doors and side panels to front, fitted shutters, feature stained glass window to side, fitted carpet, smooth and covered ceiling, spot lights, ceiling fan, wall lights, radiator.

BEDROOM TWO 11'7 into bay x 8'9 (3.53m into bay x 2.67m)

Double glazed bay window to front, fitted shutters, laminate flooring, smooth and covered ceiling, spot lights, ceiling fan, radiator.

BATHROOM

Modern white suite comprising vanity wash hand basin, freestanding bath with mixer tap and shower attachment over and walk in shower cubicle with rainfall shower. Double glazed window to side, fitted shutters, laminate flooring, smooth ceiling, spot lights, fully tiled walls, mirror fronted cabinet, chrome heated towel rail.

CLOAKROOM

Modern white suite comprising low level and vanity wash hand basin. Double glazed window to side, fitted shutters, laminate flooring, fully tiled walls, smooth ceiling, spot lights, wall mounted mirror, upright radiator.

OUTSIDE FRONT

Low retaining wall, established plants and shrubs, gravel driveway providing ample off road parking. Double wooden gates to side leading to paved area with feature pergola over, flower and shrub borders, exterior light, outside tap, access to Garage, gated access to rear garden.

OUTSIDE REAR

A beautifully landscaped and un overlooked garden, large patio area, covered seating area and BBQ area, astroturf lawn bordered by attractive planting, mature conifers to the rear, panel fencing, outside lighting,

DETACHED OUTBUILDING/GARAGE

UPVC double glazed door and windows to front, pitched roof, power and light connected (not tested). Workshop Area with power and light connected (not tested) and Utility Area with power and light connected (not tested), space and plumbing for washing machine.

IMPORTANT INFORMATION

Council Tax Band: C
Tenure: Freehold
Energy Performance Certificate (EPC) rating: E
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.