



106, Kirby Road
Walton On The Naze, CO14 8TA

Guide price £800,000 Freehold



GUIDE PRICE £800,000-£825,000 This property is perfect for families or those who love to entertain guests. Nestled on Kirby Road in Walton On The Naze, this stunning detached house offers a unique opportunity for those seeking a spacious and luxurious living space. Boasting FIVE DOUBLE BEDROOMS and three en-suite shower rooms and family bathroom. The heart of the home lies in the stunning kitchen family room, complete with bi-folding doors that flood the space with natural light with beautiful views over farmland to the Walton Backwaters provide a picturesque backdrop. There is a large amount of parking to the front which leads to the integral garage. An internal viewing is highly recommended in order to appreciate this property and its location. Call Paveys today to arrange your appointment to view.



TOTAL FLOOR AREA: 2455 sq.ft. (228.1 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

ENTRANCE HALL

Glazed panelled entrance door to front aspect, oak flooring, smooth and covered ceiling, vacuum point, stair flight to First Floor, radiator.

CLOAKROOM

Modern white suite comprising low level WC and wash hand basin, smooth and covered ceiling, part tiled walls, tiled floor. Double glazed window.

LOUNGE 14'3 x 13'6 (4.34m x 4.11m)

Double glazed windows to front and side aspects, oak flooring, smooth and covered ceiling, feature fireplace, two radiators.

STUDY 7'6 x 6'8 (2.29m x 2.03m)

Double glazed window to front, smooth and covered ceiling, oak flooring, radiator.

KITCHEN & DINING FAMILY ROOM 26'4 x 23'2 (8.03m x 7.06m)

Double glazed bi fold doors to the garden with stunning views of the Walton Backwaters, smooth and covered ceiling with spot lights, karndean flooring. modern newly fitted kitchen with granite work tops, feature island with inset blanco under mount sink, quooker hot water tap, wine cooler fridge, built Neff appliances comprising of 5 burner induction hob, extractor hood above, two built in ovens, microwave combination grill, full height fridge, pull out larder, two radiators, door to

UTILITY ROOM 21'2 x 5'10 (6.45m x 1.78m)

Smooth and covered ceiling with spot lights, modern units with roll edged work surface, tiled splash back, space for washing machine and tumble dryer, stainless steel sink and drainer, full height freezer, double glazed door to side, karndean flooring.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed window to side, smooth and covered ceiling, stair flight to second floor, built in airing cupboard housing hot water tank (N/T), fitted carpet, radiator.

BEDROOM TWO 17'6 x 14'3 (5.33m x 4.34m)

Double glazed window to front, smooth and covered ceiling, two built in double wardrobes, fitted carpet, door to En Suite, radiator.

EN SUITE SHOWER ROOM

Modern white suite comprising low level WC, wash hand basin and corner shower. cubicle, tiled flooring, chrome heated towel rail. Double glazed window to side.

BEDROOM THREE 13'1 x 11'2 (3.99m x 3.40m)

Double glazed window to front, smooth and covered ceiling, fitted carpet, door to En Suite, radiator.

EN SUITE SHOWER ROOM

Modern white suite comprising low level WC, wash hand basin and corner shower. cubicle, tiled flooring, chrome heated towel rail.

BEDROOM FOUR 12'4 x 9'7 (3.76m x 2.92m)

Double glazed window to rear with views to the Walton Backwaters, smooth and covered ceiling, fitted carpet, radiator.

BEDROOM FIVE 12'4 x 10'3 (3.76m x 3.12m)

Double glazed window to rear with views to the Walton Backwaters, smooth and covered ceiling, fitted carpet, radiator.

BATHROOM

White suite comprising low level WC, wash hand basin, bath and enclosed shower cubicle, fully tiled walls and floor, smooth and covered ceiling with spot lights,

SECOND FLOOR

SECOND FLOOR LANDING

Double glazed Velux window to rear with stunning views to the Walton Backwaters, smooth ceiling, fitted carpet, radiator.

MASTER BEDROOM 21'2 x 14'8 (6.45m x 4.47m)

Double glazed window to front, two double glazed windows to rear with beautiful views over farmland to the Walton Backwaters, central vacuum system point, smooth ceiling, fitted carpet, two radiators.

EN SUITE SHOWER ROOM

Double glazed Velux window to front, Modern white suite comprising low level WC, vanity wash hand basin and walk in shower, tiled walls and flooring, chrome heated towel rail.

OUTSIDE FRONT

The front garden is mainly laid to lawn with block paved driveway and turning area leading to the Integral Garage and providing ample off road parking, gated access to rear garden.

OUTSIDE REAR

The rear garden has a depth of approximately 150ft and affords beautiful views over farmland to the Walton Backwaters. The garden is mainly laid to lawn with established shrubs and borders, a large raised porcelain patio area and retaining panel fencing, gated access to front.

INTEGRAL GARAGE 15'6 x 8'8 (4.72m x 2.64m)

Remote control up and over door to the front aspect. power and light connected, central vacuum system collection point.

IMPORTANT INFORMATION

Council Tax Band: F
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.

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