

143, Kirby Road

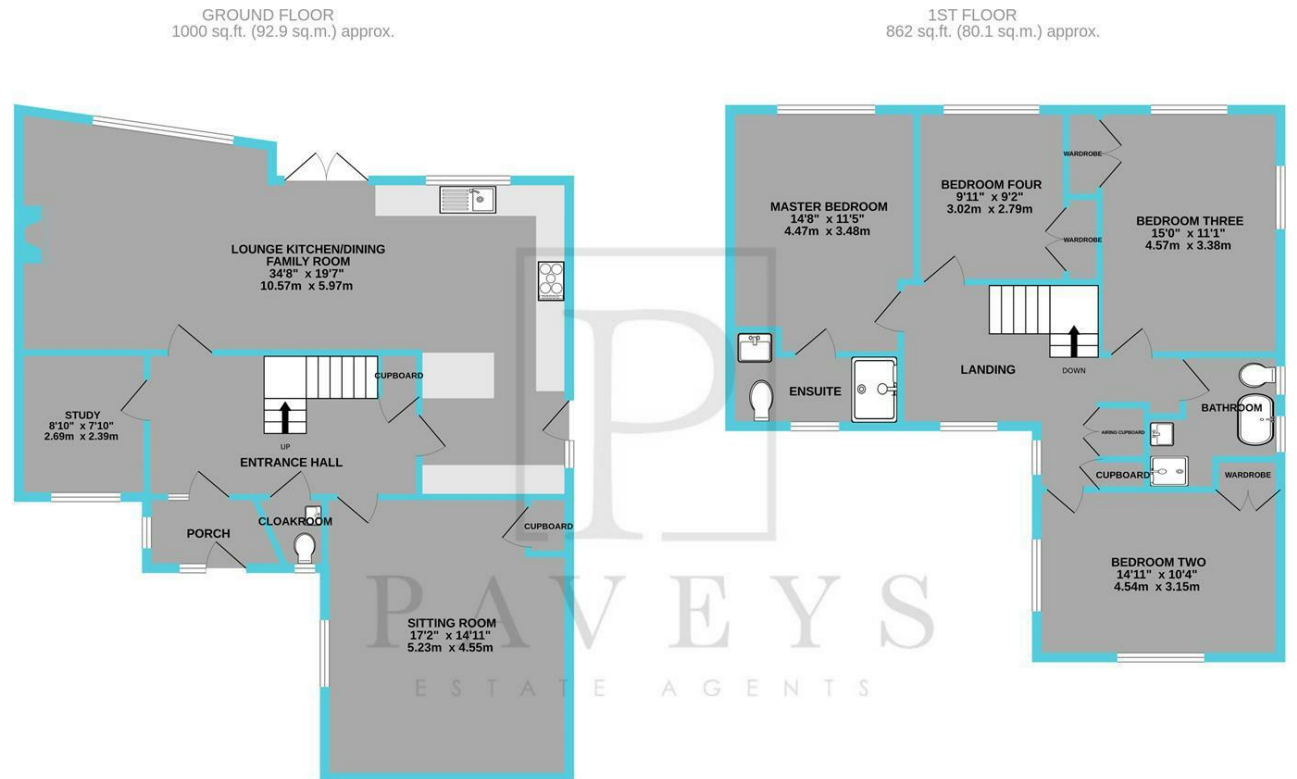
Walton On The Naze, CO14 8RL

Price £500,000 Freehold



PAVEYS
ESTATE AGENTS

*** GUIDE PRICE £500,000-£520,000*** Situated on a non-estate position, this spacious FOUR DOUBLE BEDROOM detached family home that boasts beautifully modernised interiors which has been meticulously improved and updated by the current vendors. As you step inside, you'll be greeted by an imposing entrance hall with stunning wood block parquet flooring, the heart of the home is the stunning LOUNGE KITCHEN/DINING FAMILY ROOM which has a beautiful kitchen with quartz work surfaces and spacious living area leading onto the maintenance free SOUTH FACING REAR GARDEN. To the first floor you have distant backwater views with a large Master bedroom & modern en-suite shower room, three further double bedrooms and a high end family bathroom. The front has an extensive block paved driveway which provides parking for numerous vehicles. The property is located within walking distance to Frinton-on-Sea and Walton-on-the-naze and is a short distance to M&S Food Hall and Aldi which makes it so conveniently located. There are an abundance of walks towards the Backwaters and Titchmarsh marina. Frinton's mainline station has links through to London Liverpool Street which is ideal for commuting. 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 : 1862 sq.ft. (173.0 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	
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 PORCH

Double glazed entrance door with double glazed side panel, double glazed window to side, parquet wood block flooring, door to

ENTRANCE HALL

Smooth and coved ceiling with spot lights, parquet wood block flooring, under stairs storage cupboard, radiator.

CLOAKROOM

Double glazed window to front, smooth ceiling, fully tiled walls and floor, low level W/C, vanity wash hand basin, electric under floor heating.

STUDY 8'10 x 7'10 (2.69m x 2.39m)

Double glazed window to front, smooth and coved ceiling, parquet wood block flooring, radiator.

SITTING ROOM 17'2 x 14'11 (5.23m x 4.55m)

Double glazed window to side, smooth and coved ceiling with spotlights, laminate flooring, built in storage cupboard housing wall mounted boiler, wall mounted Fujitsu combination air conditioning unit, laminate flooring, radiator.

LOUNGE KITCHEN/DINING FAMILY ROOM 34'8 x 19'7 (10.57m x 5.97m)

LOUNGE AREA

Double glazed window to rear, feature flame effect gas fire, smooth and coved ceiling with spotlights, fitted carpet radiator.

KITCHEN/DINING AREA

Double glazed window to rear, double glazed french doors to rear garden, double glazed door and window to side. Modern high gloss matching over and under counter units, Quartz work surfaces and splash backs, inset one and half ceramic bowl with quartz drainer. Inset five ring Bosch induction hob with extractor hood above. Built in eye level Neff electric double ovens, space for american fridge freezer, plumbing for washing machine tumble dryer. Intergrated AEG dishwasher, tiled floor with under floor heating.

FIRST FLOOR

FIRST FLOOR LANDING

Double glazed windows to front and side with distant back water views, smooth and coved ceiling with spotlights, loft access, built in airing cupboard housing hot water cylinder, built in storage cupboard, fitted carpet, radiator.

MASTER BEDROOM 14'8 x 11'5 (4.47m x 3.48m)

Double glazed window to rear, smooth and coved ceiling with spot lights, wall mounted combination air conditioning unit, fitted carpet, radiator, door to

EN-SUITE SHOWER ROOM

Double glazed window to front with distant back water views, smooth and coved ceiling with spotlights, modern white suite comprising of a low level W/C, vanity wash hand basin with wall mounted mirror above, double shower cubicle with sliding door and wall mounted shower attachment, fully tiled walls and floor, chrome heated towel rail, under floor heating.

BEDROOM TWO 15' x 11'1 (4.57m x 3.38m)

Two double glazed windows to side and rear, smooth and coved ceiling, built in double wardrobe, fitted carpet, radiator.

BEDROOM THREE 14'11 x 10'4 (4.55m x 3.15m)

Two double glazed windows to front and side with distant back water views, smooth and coved ceiling, built in double wardrobe, laminate flooring, radiator.

BEDROOM FOUR 9'11 x 9'2 (3.02m x 2.79m)

Double glazed window to rear, smooth and coved ceiling, built in double wardrobe, laminate flooring, radiator.

BATHROOM

Two double glazed windows to side, smooth and coved ceiling with spot lights, modern white suite comprising of low level W/C, vanity wash hand basin, walk in shower with full height glass screen soak away drain and rainwater shower attachment wall mounted thermonstaic valves, free standing roll top bath with mixer taps, fully tiled walls and floor, wall mounted chrome towel rail.

OUTSIDE REAR

South facing maintenance free garden which benefits from an extensive paved patio and astro turf area, large shed (to remain), outside tap, gated access to front.

OUTSIDE FRONT

Retained by a brick built wall with piers and wrought iron railings, extensive block paved driveway providing parking for numerous vehicles, lawned area with shrub borders and flowers, outside lighting and gated access to rear garden.

IMPORTANT INFORMATION

Council Tax Band: E
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
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 2017

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