

128, Walton Road

Walton On The Naze, CO14 8NE

Price £599,995 Freehold



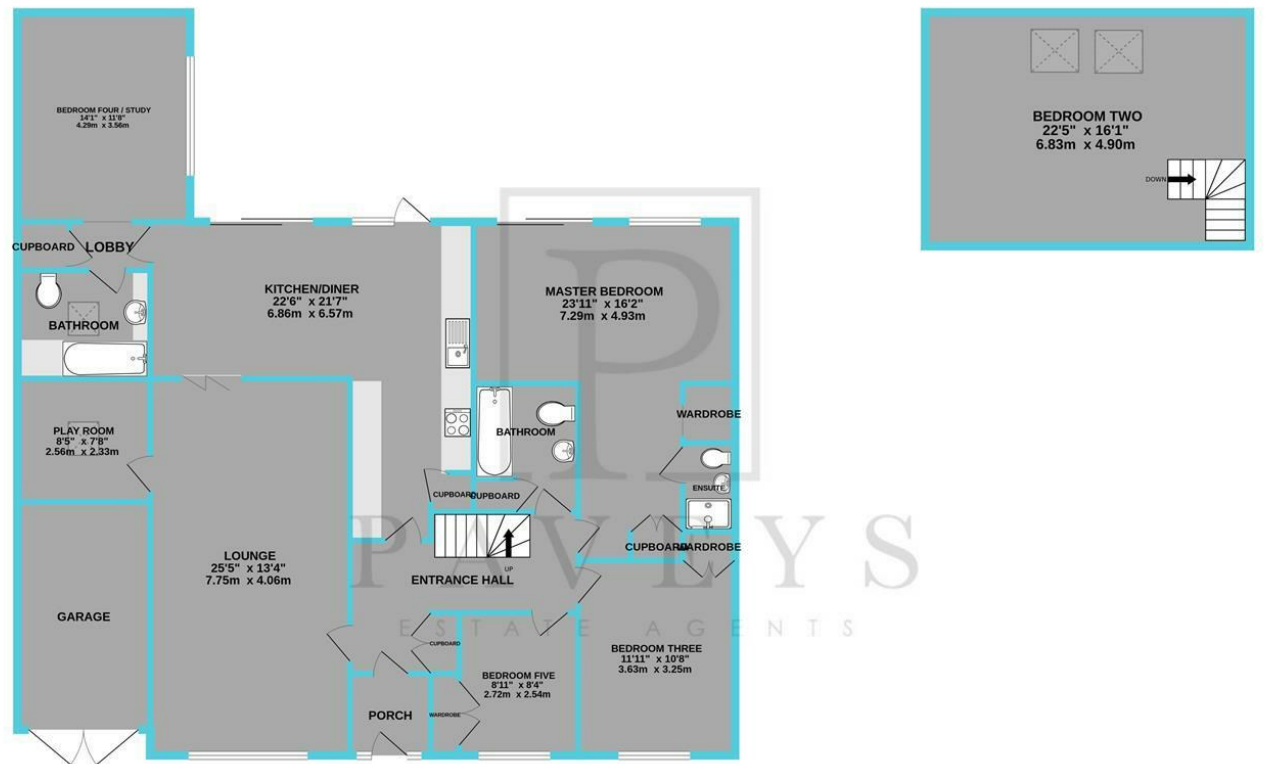
PAVEYS  
ESTATE AGENTS

A SPACIOUS FOUR/FIVE BEDROOM DETACHED CHALET BUNGALOW set on a generous 0.34 acre plot of established gardens positioned within easy reach of Frinton's greensward and beautiful beach at The Leas. This unique property offers 2340 sq ft of excellent living accommodation with a formal lounge, study, bright and sunny kitchen diner, four/five bedrooms including a large master bedroom and large first floor bedroom and a total of three bathrooms. There are extensive gardens surrounding the property with an approx 90ft front garden with large driveway and garage and an approx 180ft South facing rear garden with covered seating area, second garage and detached outbuilding currently used as a gym. It is conveniently positioned within easy reach of shops and amenities in Frinton-on-Sea and close to Pedlars Wood and Frinton Recreation Park. Call Paveys to arrange your appointment to view.



GROUND FLOOR  
1978 sq.ft. (183.8 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 2340 sq.ft. (217.4 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) <b>A</b>                          | <b>68</b>               |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

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

**ENTRANCE PORCH**

Composite entrance door to front aspect, two double glazed windows to front, coir matting, glazed door to Entrance Hall.

**ENTRANCE HALL**

Laminate flooring, built in double cloaks cupboard, stair flight to First Floor, radiator.

**BATHROOM**

White suite comprising low level WC, wash hand basin and bath with shower and screen over. Tiled flooring, fully tiled walls, built in cupboard housing wall mounted boiler (not tested by agent), radiator.

**LOUNGE 25'5" x 13'4" (7.75m x 4.06m)**

Double glazed window to front, fitted carpet, wood panning to one wall, fitted bench seating, TV point, door to Study, bi fold door to Kitchen Diner, radiator.

**PLAY ROON 8'5" x 7'8" (2.57m x 2.34m)**

Skylight window, fitted carpet, wall lights, radiator.

**KITCHEN/BREAKFAST DINER 22'6" x 21'7" (6.86m x 6.58m)**

Kitchen: Extensive range of white fronted over counter and under counter units, wooden work tops, inset stainless steel sink and drainer with pull down tap. Built in electric oven and electric hob with extractor hood over, built in eye level double oven and microwave, built in dishwasher, space for American style fridge/freezer.

Double glazed window to rear over looking, double glazed sliding patio doors to rear patio, vinyl flooring, coved ceiling, spot lights, built in cupboard, tiled splash backs, range of fitted over and under counter storage cupboards, door to Lobby, radiator.

**LOBBY**

Built in cupboard, vinyl flooring, door to Bathroom, open access to Bedroom Four/Reception Room.

**BATHROOM**

White suite comprising low level WC, vanity wash hand basin and bath with shower and screen over. Tiled flooring, fully tiled walls, radiator.

**BEDROOM FOUR/STUDY 14'1" x 11'8" (4.29m x 3.56m)**

Large double glazed picture window to rear with views over the garden, fitted carpet, coved ceiling, radiator.

**MASTER BEDROOM 23'11" x 16'2" (7.29m x 4.93m)**

Double glazed sliding patio doors to rear garden, double glazed window to rear, fitted carpet, built in wardrobe, door to En Suite Shower Room, radiator.

**EN-SUITE TO MASTER BEDROOM**

White suite comprising low level WC, vanity wash hand basin and fully tiled double shower cubicle. Wood flooring, part tiled walls, coved ceiling, spot lights, extractor fan, radiator.

**WALK IN WARDROBE**

Fitted carpet, coved ceiling, spot lights, range of fitted shelving and hanging rails, lighting.

**BEDROOM THREE 11'11" x 10'8" (3.63m x 3.25m)**

Double glazed window to front, fitted carpet, built in double wardrobe, radiator.

**BEDROOM FIVE 8'11" x 8'4" (2.72m x 2.54m)**

Double glazed window to front, fitted carpet, built in mirror fronted wardrobe, radiator.

**FIRST FLOOR**

**BEDROOM TWO 22'5" x 16'1" (6.83m x 4.90m)**

Two double glazed Velux windows to rear with views over the garden, fitted carpet, smooth ceiling, spot lights, eaves storage.

**OUTSIDE FRONT**

An approx 90ft established garden commencing with a large paved driveway leading to garage and entrance door. Large lawn area with flower and shrub borders and beds, mature hedgerows, side access to rear garden.

**OUTSIDE REAR**

An established approx 180ft un-overlooked South facing rear garden, mainly laid to lawn with mature hedgerows, shrub and plant borders and beds. Large paved patio area to the rear of the property and a further large patio area to the rear of the garden, covered seating area with power and light, Avery with power.

**DETACHED OUTBUILDING/GYM**

Double glazed entrance door, double glazed windows to rear and side aspects, vinyl flooring, smooth ceiling, spot lights, power and light.

**MAIN GARAGE**

Double doors to front aspect, power and light connected (not tested).

**SECOND GARAGE**

Accessed via Columbine Gardens, up and over door, power and light connected (not tested), courtesy door to garden.

**IMPORTANT INFORMATION**

Council Tax Band: E  
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 there solicitor or surveyor. Note: the floorplans are not to scale and are for illustration purposes only.

**MONEY LAUNDERING REGULATIONS 2017**

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.