



MARTELLO DRIVE

WALTON ON THE NAZE

KIRBY ROAD, WALTON-ON-THE-NAZE, CO14 8QP

Martello Drive

Welcome to Martello Drive, a beautiful development of just 6 new bungalows delivered with convenience in mind.

This collection of 2 and 3 bedroom detached bungalows all have their own private driveways and have been efficiently built with underfloor heating and air source heat pumps.



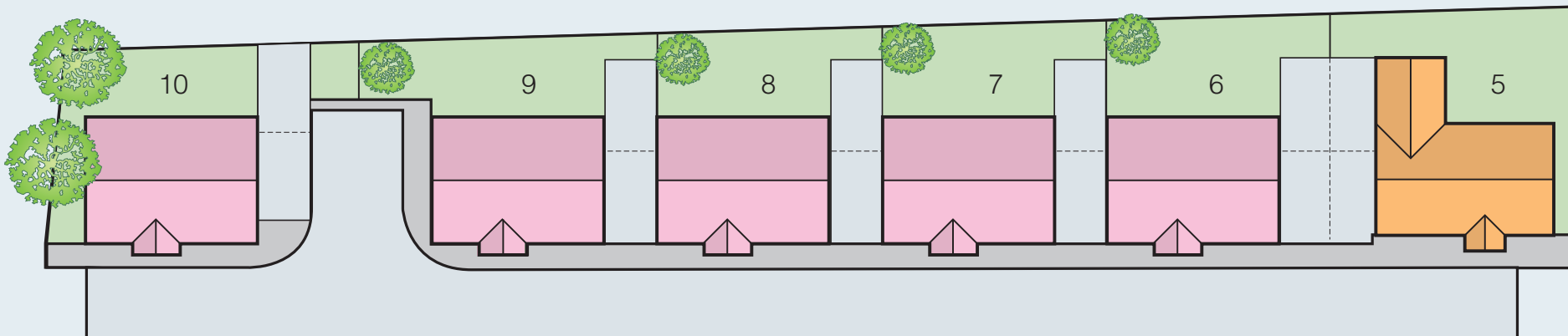
Coastal Location



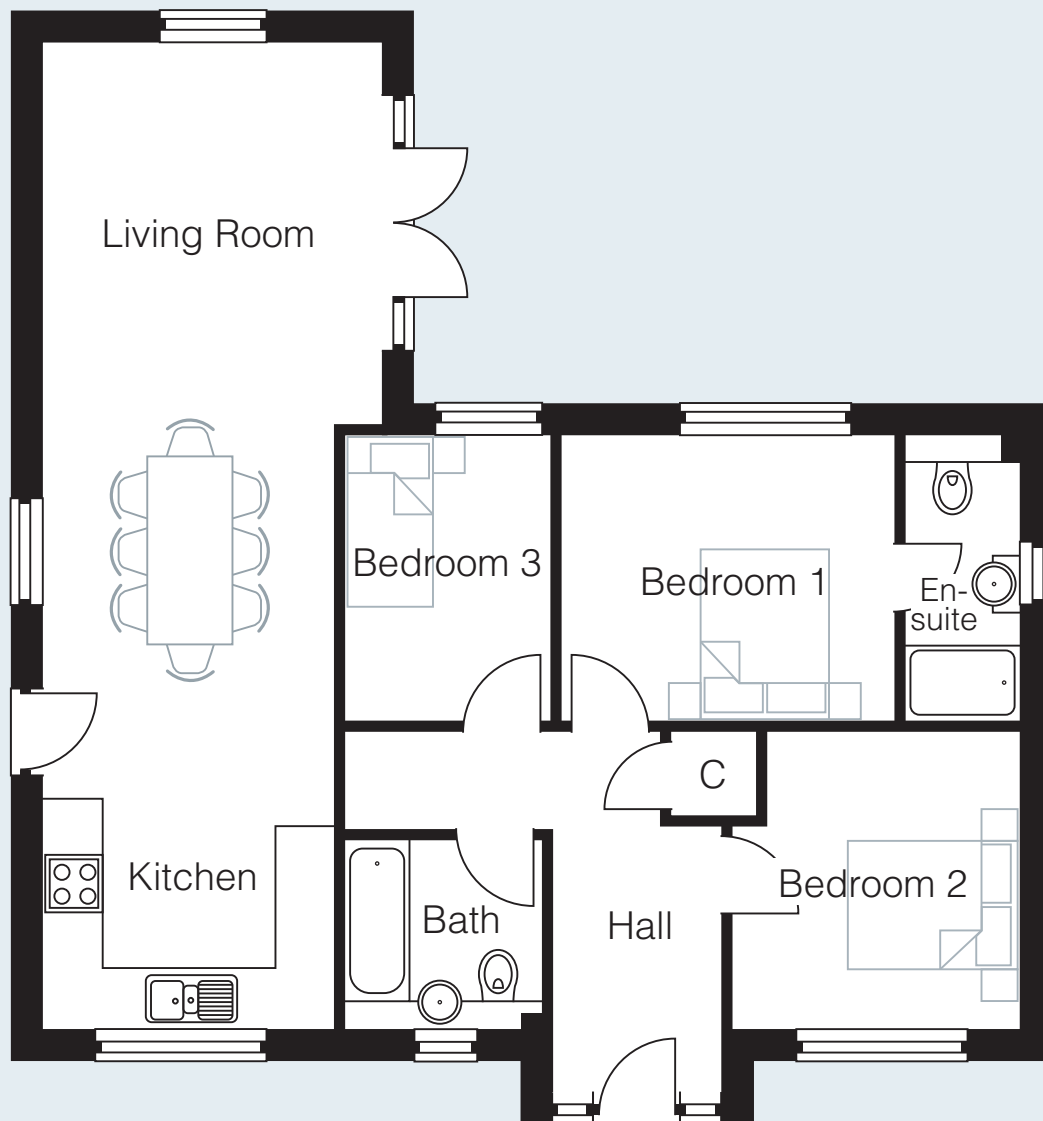
Walton-on-the-Naze is nestled on the cusp of the North Sea coast and has plenty to offer locally and within easy driving distance. On your doorstep you have sandy beaches, which are family friendly and are perfect for sunbathing those summer months away. The famous Naze Tower and nature reserve, which is a designated Site of Special Scientific Interest, is just a quarter of a mile away offering a place to explore the cliffs and wildlife. Walton itself is a small coastal town which boasts its own amusement pier, a range of eateries, a Tesco Express and recently built Aldi and M&S Foodhall, adjacent the Martello Drive development.

The neighbouring Frinton-on-Sea, is a peaceful seafront town famed for its Connaught Avenue which is lined with an array of cafes, bars and restaurants, as well as independent retailers and boutiques, once dubbed the 'Bond Street' of East Anglia. Clacton-on-Sea is just a short drive away too and offers a range of amenities, with the city of Colchester slightly further afield boasting an even greater selection of shops, bars, restaurants and entertainment options as well as top performing schools.

Site Layout



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Plot 5

Room Dimensions

Kitchen/Dining Area

10'1" x 21'0" (3090 x 6406 mm)

Living Room

13'3" x 11'9" (4057 x 3600 mm)

Bedroom 1

9'11" x 11'7" (3040 x 3533 mm)

Bedroom 2

10'4" x 9'11" (3155 x 3045 mm)

Bedroom 3

9'11" x 7'2" (3040 x 2198 mm)



Plots 6, 7, 8, 9 & 10

Room Dimensions

Kitchen/Dining Area

9'7" x 7'11" (2925 x 2430 mm)

Living Room

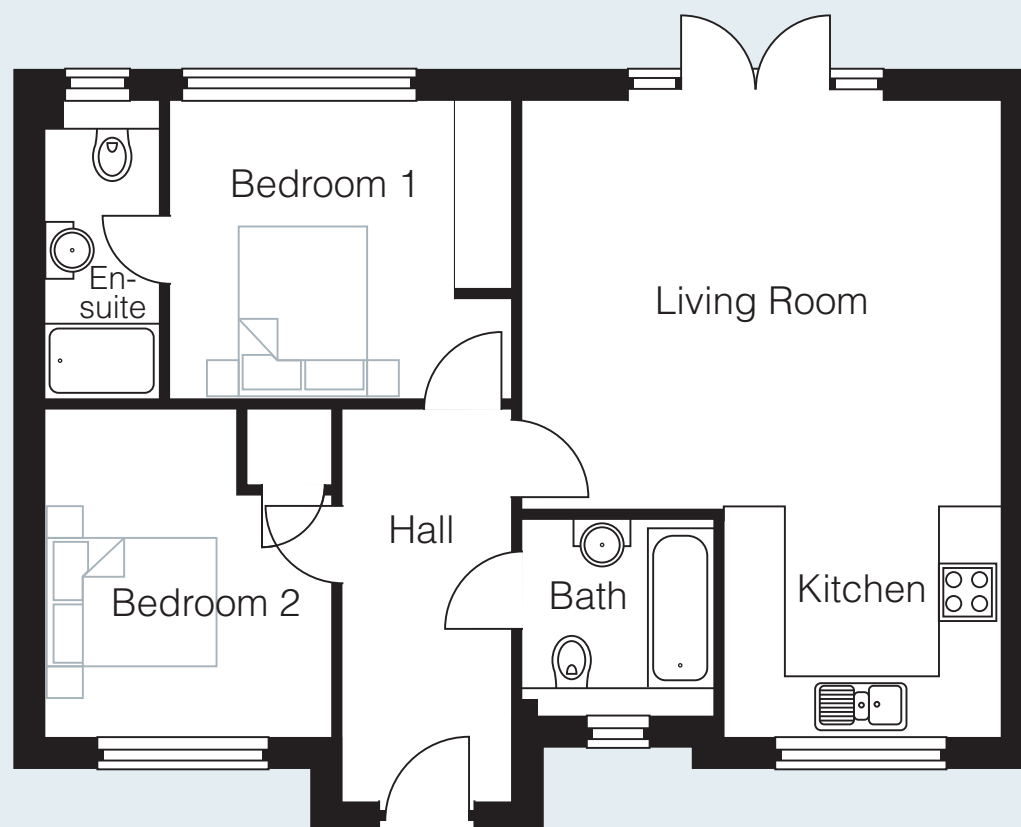
14'2" x 16'7" (4320 x 5070 mm)

Bedroom 1

10'4" x 11'10" (3165 x 3630 mm)

Bedroom 2

9'11" x 11'5" (3045 x 3480 mm)



Specification

KITCHENS & UTILITY

- Stylish fully fitted kitchens
- Splash-back to hob
- Integrated appliances

BATHROOMS & EN-SUITES

- High-quality white sanitaryware with chrome taps and fittings
- Bathrooms tiled with full height tiling to shower cubicles
- Glass shower enclosures

DECORATION & FINISHES

- Internal doors painted white with chrome furniture
- Architraves, doorframes and skirting painted white
- Ceilings painted white with a smooth finish
- Wall colours – TBC

ELECTRICS

- Recessed LED down-lighters feature in the kitchens, bathrooms and en-suites
- Pendant lights with low energy lamps to all other rooms
- Double power sockets are installed throughout the homes
- TV points to all main rooms
- Smoke detectors fitted in hallways
- Fibre broadband available

PLUMBING & HEATING

- Highly efficient Vaillant air source heat pump
- Underfloor heating

EXTERNAL FINISHES

- Attractive brickwork
- Composite front entrance doors for security and low maintenance
- White UPVC windows

GARDENS & OUTSIDE

- Attractive stone patio and turfed rear gardens
- Planting scheme will be implemented near completion

WARRANTY

- Each new home will benefit from a 10 year Build Zone warranty.
- Appliances will benefit from a separate, full manufacturer's warranty which will require activation by customer upon completion.

*Specification correct at the time of going to print. Please note that whilst the developers will do their best to fulfil all of the items listed, these may be subject to change due to availability.



Contact



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CGI's, images, dimensions, specifications and plans are provided for guidance purposes only, may be of previous developments and not specific to this plot/development and may differ from the finished development.

