



Skippers Way Walton On The Naze, CO14 8FD

Situated on the 'Hamford Park' development being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted to offer for sale this newly constructed, THREE BEDROOM SEMI-DETACHED HOUSE. The property benefits from an EN-SUITE to the master bedroom, is conveniently located a stones throw away from the new Marks and Spencer food court and Aldi and is within a short stroll of Walton's town centre, seafront and mainline railway station. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Three Bedrooms**
- **En-Suite to Master Bedroom**
- **Fully Fitted Kitchen/Breakfast Room**
- **15'6" x 11'8" Lounge**
- **Gas Central Heating**
- **Carport & Off Road Parking**
- **Hamford Park Development**
- **Potential to Extend S.T.P.P.**
- **No Onward Chain**
- **EPC Rating B**



Price £290,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glaze door to:

Entrance Hallway

Stair flight to first floor. Under stairs storage cupboard. Vinyl flooring. Spotlights. Doors to:



Kitchen/Breakfast Room

11'3" x 10'1" max

Fitted with a range of matching fronted units. Hard edge work surfaces. Inset one and half stainless bowl sink and drainer unit. Inset four ring gas hob with electric oven under. Fitted extractor hood. Further selection of matching units both at eye and floor level. Integrated fridge/freezer. Integrated washing machine and dishwasher. Vinyl flooring. Spotlights. Radiator. Sealed unit double glazed window to front.



WC

Low level WC. Pedestal wash hand basin. Tiled splashback. Tiled flooring. Extractor fan. Radiator.



Lounge

15'6" x 11'8"

Vinyl flooring. Radiator. Sealed unit double glazed 'French' style doors leading to rear garden.



Landing

Loft access. Radiator. Doors to:



Master Bedroom

12' max x 10'1"

Radiator. Sealed unit double glazed window to front. Door to:



En-Suite

White suite comprising of low level WC. Pedestal wash hand basin with mixer tap. Fitted shower cubicle with wall mounted shower attachment. Tiled splashback. Tiled flooring. Spotlights. Extractor fan. Radiator. Obscured sealed unit double glazed window to front.



Bedroom Two

10'10" x 8'7"

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

12" x 6'7"

Radiator. Sealed unit double glazed window to rear.



Bathroom

White suite comprising of low level WC. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Tiled splashback. Tiled flooring. Spotlights. Extractor fan. Radiator.



Outside - Rear

Part paved area leading to raised wooden decking. Remainder laid to lawn. Access to front via side gate. Enclosed by panelled fencing.



Outside - Front

Block paved driveway leading to carport area providing off street parking for three vehicles. Pathway leading to entrance door. Remainder laid to slate. Enclosed by hedge.



JD/05.22

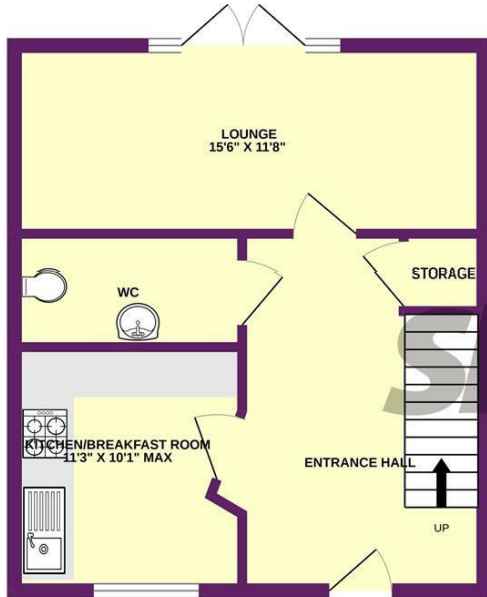
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

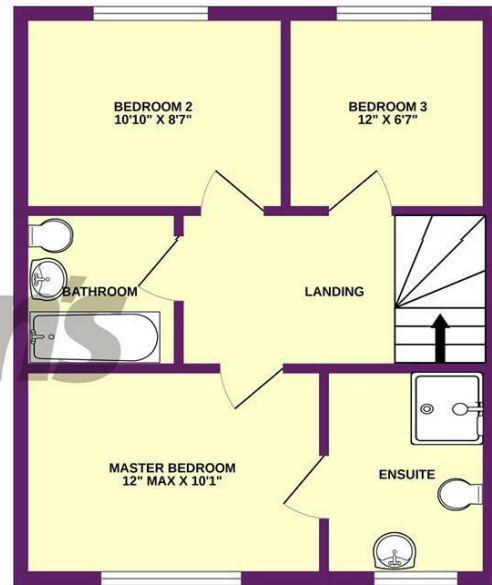
COUNCIL TAX BAND C - 1,743.69



GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents