



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

Situated in a non-estate position on the outskirts of Walton-on-the-Naze, offering uninterrupted views across THE BACKWATERS, Sheen's Estate Agents have the pleasure in offering for sale this FOUR BEDROOM DETACHED FAMILY HOME. The property is in need of a full programme of modernisation and benefits from an en-suite to the master bedroom, double length garage and spacious living accommodation. The property is conveniently located within three quarters of a mile of shopping amenities at the 'Triangle' shopping centre and is within one and a quarter miles of Frinton's town centre, mainline railway station with links to London Liverpool Street and Seaford. It is in the valuers opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Four Bedrooms
- 24" x 12'1" Lounge/Diner
- 12'2" x 11'11" Kitchen/Breakfast Room
- En-Suite to Master Bedroom
- Fully Double Glazed
- Gas Central Heating
- Backwater Views
- Double Length Garage
- No Onward Chain
- EPC Rating E

Price £350,000 Freehold



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:-

### **Entrance Porch**

Obscured sealed unit double glazed windows to side and front.

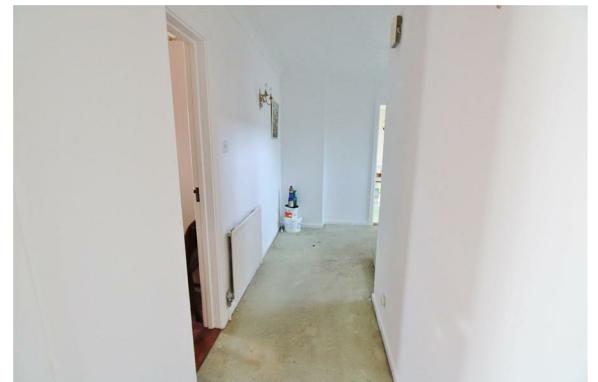
Hardwood entrance door leading to:-



### **Entrance Hall**

Stair flight to first floor. Understairs storage cupboard. Wall lights.

Two radiators. Door to:-



## Lounge/Diner

24' x 12'1"

Fireplace with inset gas fire housing back boiler. Wall lights. Two radiators. Sealed unit double glazed patio doors leading to rear garden.



## Study

11'11" x 10'9" max

Radiator. Sealed unit double glazed window to rear.



## Kitchen/Breakfast Room

12'2" x 11'11"

Fitted with a range of matching fronted units. Roll edge worksurfaces. Inset stainless steel bowl sink and drainer unit. Space for cooker. Extractor hood. Further selection of matching units at both eye and floor level. Part tiled walls. Vinyl flooring. Radiator. Sealed unit double glazed door to side. Sealed unit double glazed window to rear.



## Cloakroom

Low level w/c. Pedestal wash hand basin. Tiled splashback. Radiator. Obscured sealed unit double glazed window to side.



## Landing

Built in airing cupboard housing hot water cylinder. Radiator. Sealed unit double window to front offering backwater views. Doors to:-



## Master Bedroom

12'4" x 12'2"

Radiator. Sealed unit double glazed window to rear. Door to:-



### En-Suite

Low level w/c. Pedestal wash hand basin. Fitted shower cubicle with wall mounted shower attachment. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to rear.



### Bedroom 2

16'2" x 12'5"

Fireplace with inset electric fire under. Radiator. Sealed unit double glazed window to front.



### Bedroom 3

14'1" max x 14' max

Fitted rolled edge worksurface with inset stainless steel bowl sink and drainer unit with cupboard space under. Radiator. Sealed unit double glazed window to rear.



### Bedroom 4

12'2" x 7'7"

Radiator. Sealed unit double glazed window to front.



### Bathroom

Low level w/c. Pedestal wash hand basin. Enclosed panelled bath with wall mounted shower attachment. Fully tiled walls. Radiator. Obscured sealed unit double glazed window to rear.



### Outside - Rear

Part paved area. Remainder laid to overgrown lawn with shrubs and bushes. Wooden storage shed to remain. Access to front via side. Private access door to garage with power and light connected. Enclosed by panelled fencing.



### Outside - Front

Hardstanding area providing off street parking for several vehicles leading to double length garage with up and over door. Views to backwaters.

### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: F

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

### JD/08.23

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.

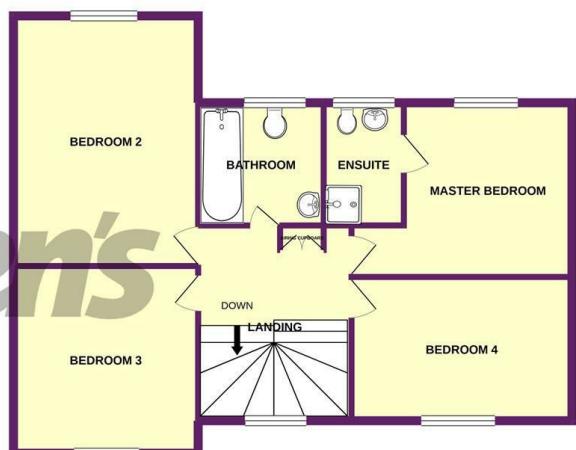
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Sheen's suggested providers.

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.

GROUND FLOOR



1ST FLOOR



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

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