



## Stablefield Road Walton On The Naze, CO14 8UQ

\*\*\* NO ONWARD CHAIN \*\*\* Situated on the popular Frinton 'Homelands' development on a CORNER PLOT position, Sheen's Estate Agents have the pleasure in offering for sale this modern THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property has undergone some modernisation by the current sellers and offers beautifully presented gardens, cloakroom/utility, newly fitted kitchen, newly fitted carpets throughout and a double garage accessed from the rear. The property is conveniently located within a mile of Walton's new M & S Food Hall and Aldi, half a mile of the 'Triangle' shopping centre and within one and half miles of Frinton's town centre, leisure centre, seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Double Bedrooms
- Newly Fitted Kitchen
- Cloakroom/Utility
- West Facing Garden
- Double Garage & Off Road Parking
- Corner Plot Position
- Frinton Homelands Development
- No Onward Chain
- Council Tax Band - D
- EPC Rating - C



**Price £375,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door to:

### Porch

Obscured sealed unit double glazed window to side. Obscured hardwood door leading to:

### Hallway

Built in airing cupboard housing newly installed combination boiler providing heating and hot water throughout. Two built in storage cupboards. Loft access. Newly fitted carpets. Radiator. Doors to:



### Bedroom Two

13'1" x 10'2"

Fitted wardrobes. Newly fitted carpets. Radiator. Sealed unit double glazed window to front.



### Bedroom Three

13" x 8'4"

Fitted wardrobes. Newly fitted carpets. Radiator. Sealed unit double glazed window to front.



### Cloakroom/Utility Room

Low level WC. Pedestal wash hand basin. Plumbing for washing machine. Part tiled walls. Tiled flooring. Radiator. Obscured sealed unit double glazed window to side.



### Bathroom

White suite comprises of low level WC. Pedestal wash hand basin. Enclosed bath with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side



### Kitchen

10'2" x 8'10"

Newly installed kitchen fitted with a range of matching white fronted units. Wooden hard edge work surfaces. Inset 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. Space for fridge/freezer. Part tiled walls. Tiled flooring. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed door to side.



### Bedroom One

17'7" x 8'4"

Newly fitted carpets. Radiator. Sealed unit double glazed windows to side and rear aspect.



## Lounge/Diner

21'6" x 10'4"

Newly fitted carpets. Two radiators. Sealed unit double glazed windows to side and rear aspect: sealed unit double glazed door leading to:



### Outside - Rear

West facing. Raised mature garden comprising of part paved areas. Remainder laid to lawn. Raised beds stocked with an array of flowers, trees, shrubs and bushes. Outside light. Outside tap. Private access door to double garage with power/light connected. Access to front via both side gates. Access to front of double garages via gate. Enclosed by panelled fencing and brick wall.

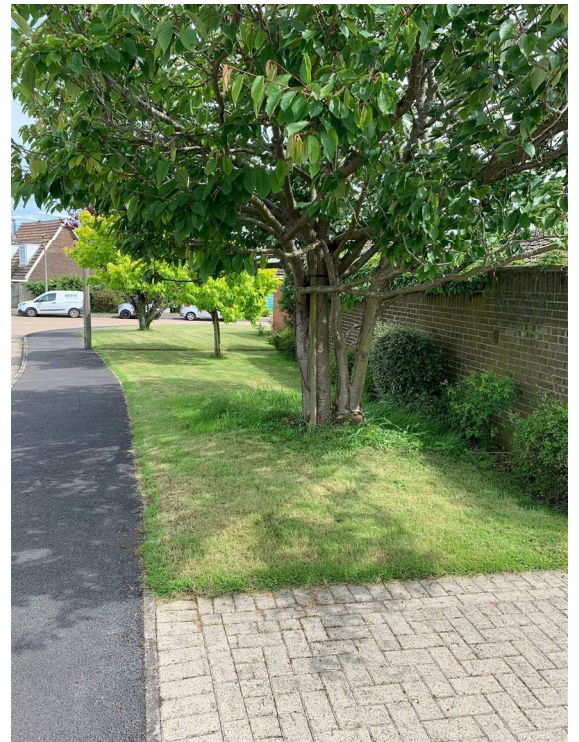


Alternate Outside Rear View



### Outside - Front

Corner plot position. Pathway leading to entrance door. Remainder laid to lawn. Block paved driveway providing off street parking for two vehicles leading to double garage with two up and over doors. Lawn stocked with an array of trees, flowers and shrubs.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges: None

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband):

Non-Standard Property Features To Note: None

### JD/06.24

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.

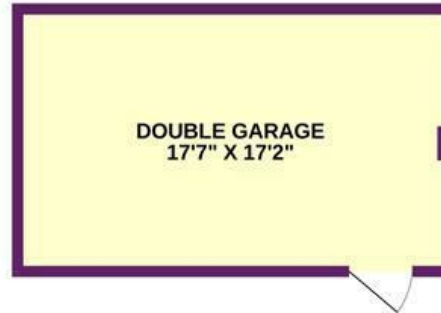
REFERRAL FEES - Sheen's reserve the right to recommend additional services. Sheen's receive referral fees of; £50 per transaction when using a suggested solicitor. 10% referral fee on a nominated Surveying Company. 10% referral fee on their nominated independent mortgage broker service. Clients have 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



**Sheen's**  
The Action Agents

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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