



Kirby Road Walton-on-the-Naze, CO14 8RJ

*** GARDENERS WORLD *** Nestled on the charming Kirby Road in Walton-on-the-Naze, this characterful and spacious CHALET BUNGALOW is a true gem waiting to be discovered. Boasting three reception rooms and FOUR/FIVE BEDROOMS, this detached property offers ample space for comfortable living. The real star of the show is the stunning large garden that comes with this property. A paradise for any green-fingered enthusiast, this garden is truly a gardener's world waiting to be explored and enjoyed. Imagine spending sunny afternoons surrounded by the beauty of your own outdoor oasis. Situated in a non-estate location close to amenities, this property offers the perfect blend of tranquility and convenience. Whether you're looking to relax in the peaceful surroundings of your home or step out to access nearby amenities, this location caters to all your needs. This property is not just a house; it's a lifestyle waiting to be embraced. The unique charm of this chalet bungalow combined with the allure of the spacious garden makes it a must-see for anyone seeking a special place to call home. Don't miss out on the opportunity to experience the magic of this property - book a viewing today and let yourself be captivated by all it has to offer.

- Character Property With Four Bedrooms
- Three Reception Rooms
- En-Suite & Walk In Dresser To Master Bedroom
- Two Shower Rooms & One Bathroom
- Stunning, High Quality Finish Throughout
- Over 150' Garden Welcoming All Gardeners
- Large Plot
- Non-Estate Close To Amenities
- Off Street Parking & Detached Garage
- EPC Rating D / Council Tax Band - D



Price £525,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured stained glass sealed unit double glazed entrance door with matching obscured full length glazed panel leading to:-

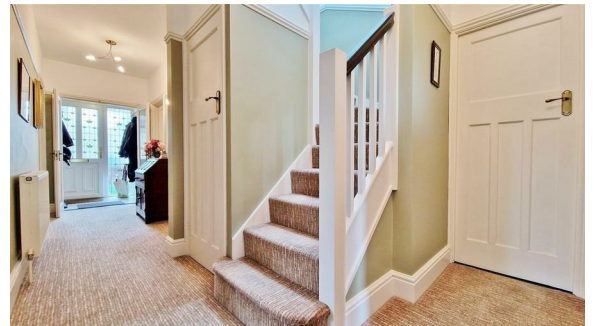
Entrance Porch

Mosaic tiled flooring. Radiator. Obscured stained glass French style doors giving access to:-



Hallway

Built in under stairs storage cupboard. Stair flight to first floor. Built in airing cupboard. Radiator. Door to:-



Dining Room

14' into bay x 12'2"

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



Kitchen/Breakfast Room

19'7" x 9'

Bespoke matching country style fronted units. Marble bevelled edge work surfaces. Inset ceramic double butler sink with mixer tap and inset drainer. Space for Rangemaster style cooker with extractor hood above. Further selection of matching units at both eye and floor level. Space for fridge/freezer. Part tiled walls. Tiled flooring. Built in storage cupboard. Walk in pantry with fitted shelving and fully tiled walls. Obscured sealed unit double glazed leadlight window to side. Radiator. Two obscured sealed unit leadlight windows to side. Sealed unit double glazed leadlight window to alternate side. Door to:-



Utility Room

8'8" x 8'

Continuation of matching fronted units. Solid wood worksurfaces with inset double ceramic butler sink and mixer tap. Further selection of matching units at both eye and floor level. Plumbing for washing machine. Space for fridge/freezer. Extractor fan. Tiled flooring. Double glazed Velux window. Radiator. Sealed unit double glazed leadlight door giving access to rear. Door to:



Shower Room

White suite comprises low level w/c. Vanity wash hand basin with cupboard under. Double length shower cubicle with integrated shower controls. Fully tiled walls. Tiled flooring. Extractor fan. Radiator. Obscured sealed unit double glazed leadlight window to side.



Lounge

21'6" x 12'4"

Fireplace with gas fire under. Two radiators. Sealed unit double glazed leadlight bay window rear. French style doors giving access to:-



Sun Room / Conservatory

14' x 9'

Pitched beamed ceiling. Tiled flooring. Two radiators. Sealed unit double glazed leadlight windows to side and rear aspects. Sealed unit double glazed French style doors giving access to rear.



Bedroom 2

19'2" into bay x 11'

Built in double wardrobe. Radiator. Obscured sealed unit double glazed leadlight window to side. Sealed unit double glazed leadlight bay window to front.



Bedroom 3

19'2" into bay x 10'2"

Built in storage cupboard. Radiator. Sealed unit double glazed leadlight window to front.



Bedroom 4 / Office

8'11" x 8'7" into bay

Radiator. Sealed unit double glazed leadlight bay window to front.



Bathroom

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboard under and matching eye level cupboard. Part tiled walls. Tiled flooring. Heated towel rail. Radiator. Obscured sealed unit double glazed leadlight window to side.



First Floor



Bedroom1

17' x 13'9"

Built in storage cupboard. Built in eaves storage cupboards. Exposed wood flooring. Radiator. Door to:-



En-Suite

White suite comprises low level w/c with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted shower cubicle with integrated shower. Fully tiled walls. Tiled flooring. Extractor fan. Radiator. Sealed unit double glazed leadlight window to side.



Bedroom 5 / Walk-in Wardrobe

13'6" x 9'8"

Fitted wardrobes to one wall. Exposed wood flooring. Built in eaves storage. Sealed unit double glazed leadlight bay window to front.



Outside - Rear

Stunning well established south facing rear garden over 150'. L shaped with a flurry of mature trees, flowers, shrubs and bushes. Large raised vegetable plot. Multiple green houses and timber sheds. Avery. Sunken pond. Large secluded patio area. Outside light. Outside tap. Access to front via side.



Outside - Rear Alternate Views 1



Outside - Rear Alternate Views 2



Outside - Rear Alternate View 3



Outside - Front

Borders well stocked with flowers, shrubs and bushes. Hard standing driveway providing ample off street parking.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

JAF/06.24

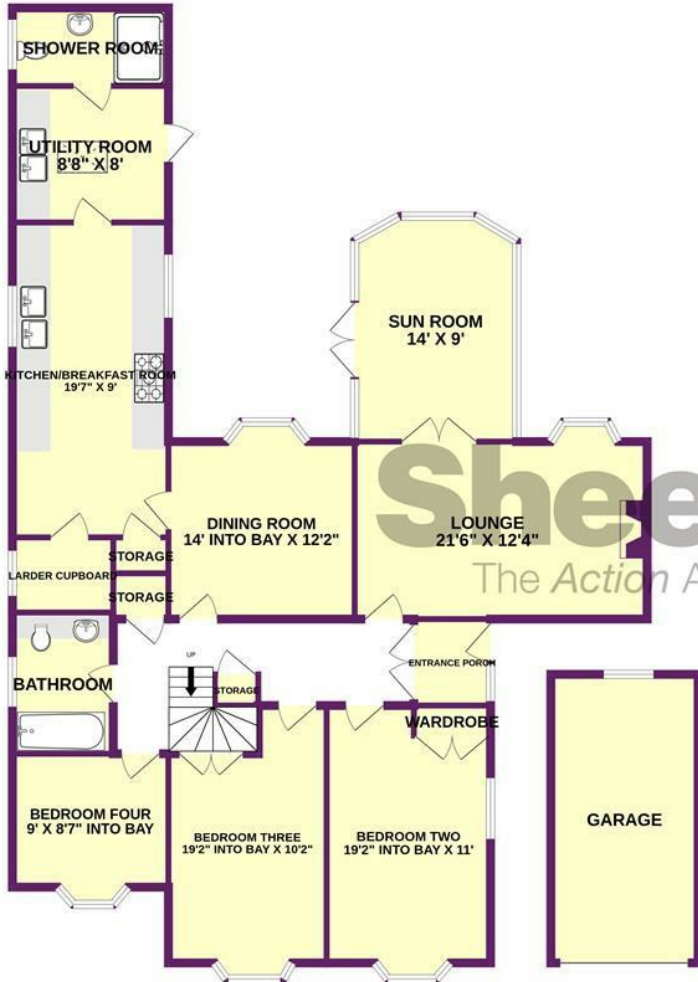
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GROUND FLOOR

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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