



## Thorns Way Walton On The Naze, CO14 8SB

**\*\* NO ONWARD CHAIN \*\*** Situated in a desirable position on the sought after 'Frinton Homelands' development, Sheen's Estate Agents have the pleasure in offering for sale this well presented TWO DOUBLE BEDROOM DETACHED BUNGALOW. The property benefits from a spacious, secluded SOUTH EAST FACING garden and is conveniently located within a quarter of a mile of shopping amenities at the Triangle Shopping Centre and is within three quarters of a mile of Frinton's town centre, mainline railway station and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Two Double Bedrooms
- Large South East Facing Rear Garden
- L-Shaped Lounge/Diner
- Modern Bathroom Suite
- Garage & Off Road Parking
- Frinton Homelands Development
- No Onward Chain
- Council Tax Band - C /EPC Rating - C



**Price £285,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hallway

Built in storage cupboard. Built in airing cupboard housing hot water cylinder. Loft access. Radiator. Obscured sealed unit double glazed windows to side and front aspect. Doors to:



### Bedroom One

12'8" x 9'11"

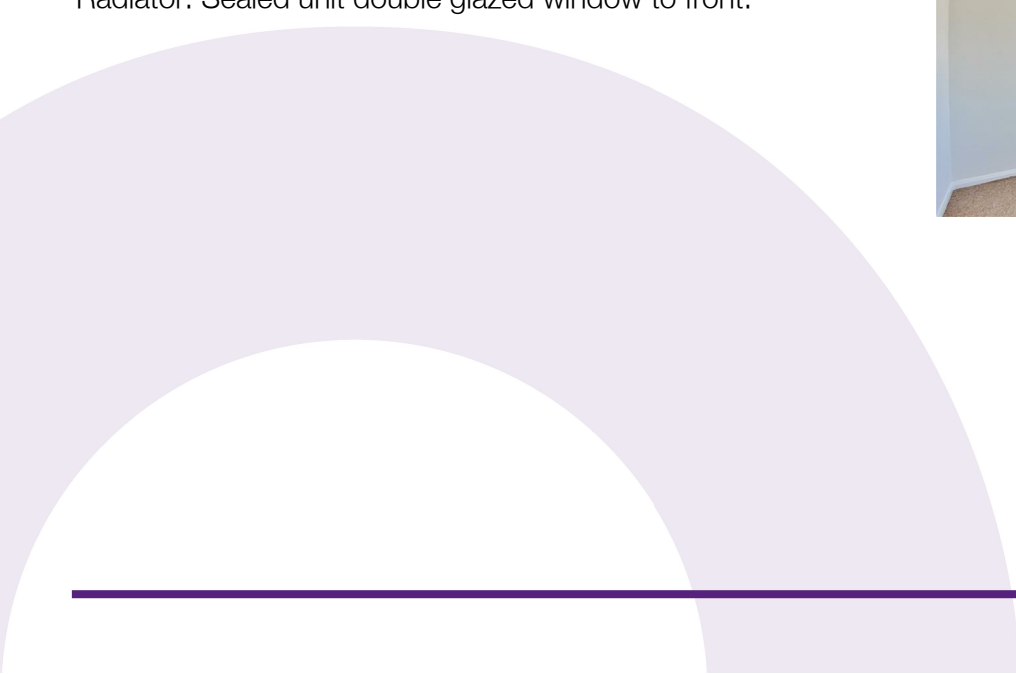
Radiator. Sealed unit double glazed window to rear.



### Bedroom Two

10'10" x 10"

Radiator. Sealed unit double glazed window to front.



### Bathroom

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



### Lounge/Diner

19'9" max x 16'9" max

Wall lights. Two radiators. Sealed unit double glazed window to front. Sealed unit double glazed sliding patio doors leading to rear garden. Door to:



## Kitchen

8'4" x 8'2"

Fitted with a range of matching wooden fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit with mixer tap. Inset four ring gas hob with extractor hood above and electric oven under. Further selection of matching units both at eye and floor level. Plumbing for washing machine. Space for fridge. Wall mounted boiler providing heating and hot water throughout. Part tiled walls. Vinyl flooring. Sealed unit double glazed window to rear. Obscured sealed unit double glazed door to side leading to:



### Outside - Rear

Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees and shrubs. Two wooden sheds to remain. Outside tap. Access to front via side gate. Enclosed by panelled fencing.



### Outside - Front

Hard standing concrete area providing off street parking for several vehicles leading to garage (16'1" x 8'8") with up and over door. Remainder laid to lawn. Pathway leading to entrance door.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: C

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



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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**Sheen's**  
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