



## Clays Road Walton On The Naze, CO14 8SD

Situated on the popular area of the Frinton Homelands and being offered with NO ONWARD CHAIN, Sheen's Estate Agents are pleased to offer for sale this EXTENDED, THREE BEDROOM DETACHED BUNGALOW. The property benefits from a spacious plot, en-suite to master bedroom and is conveniently located within a quarter of a mile of local shopping amenities at Frinton's Triangle shopping centre and within a mile and a half of Frinton's mainline railway station, town centre and seafront. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Three Bedrooms
- En-Suite to Master Bedroom
- Sun Lounge
- Wet Room
- Secluded West Facing Garden
- Off Road Parking
- Frinton Homelands Development
- No Onward Chain
- Council Tax Band - D
- EPC Rating - E



**Price £379,995 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Hallway

Built in airing cupboard housing hot water cylinder. Laminate flooring. Loft access with pull down ladder housing partial boarding and light connected. Obscured sealed unit double glazed window to side and front aspect. Doors to:



### Master Bedroom

12'6" x 9'9"

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



### En-Suite

White suite comprises of low level WC. Vanity wash hand basin with storage cupboards and drawers under. Enclosed P-shaped bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Vinyl flooring. Extractor fan. Radiator. Obscured sealed unit double glazed window to side.



### Bedroom Two

10'5" x 9'8"

Radiator. Sealed unit double glazed window to front.



### Wet Room

Low level WC. Wash hand basin. Soak away with wall mounted shower attachment. Part tiled walls. Vinyl flooring. Extractor fan. Radiator. Obscured window to rear.



## Lounge/Diner

26'1" x 17'3" both max

Part fitted carpet. Part laminate flooring. Two radiators. Sealed unit double glazed bay window to front. Sealed unit double glazed sliding patio doors leading to rear garden. Door to:



## Kitchen/Breakfast Room

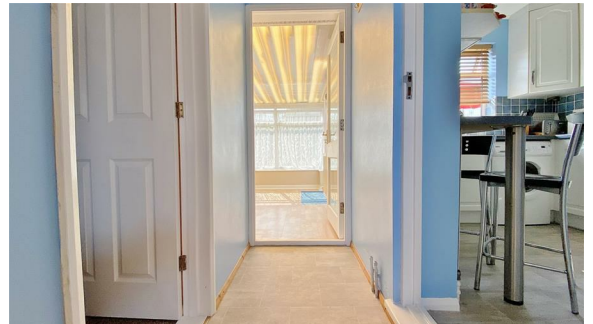
11'8" x 8'5"

Fitted with a range of matching white fronted units. Rolled edge work surfaces. Inset ceramic bowl sink and drainer unit. Cooker to remain. Fitted extractor hood. Further selection of matching units both at eye and floor level. Fitted breakfast bar. Plumbing for washing machine and tumble dryer. Space for fridge/freezer. Integrated dishwasher. Part tiled walls. Vinyl flooring. Wall mounted boiler providing heating and hot water throughout. Radiator. Sealed unit double glazed window to rear. Open access to:



## Inner Hall

Vinyl flooring. Doors leading to front and sun lounge. Door to:



## Bedroom Three

15'8" x 7'7"

Radiator. Sealed unit double glazed window to front.



### Sun Lounge

12'1" x 11'7"

Laminate flooring. Wall light. Radiator. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed sliding patio door leading to:



### Outside - Rear

West Facing. Part paved area. Remainder laid to lawn. Beds stocked with an array of flowers, trees and bushes. Shed to remain. Outside tap. Enclosed by panelled fencing.



### Outside - Front

Hardstanding concrete area providing off street parking. Remainder laid to lawn. Ramp leading to entrance door. Beds stocked with an array of flowers and shrubs. Further additional area for potential parking.



### 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

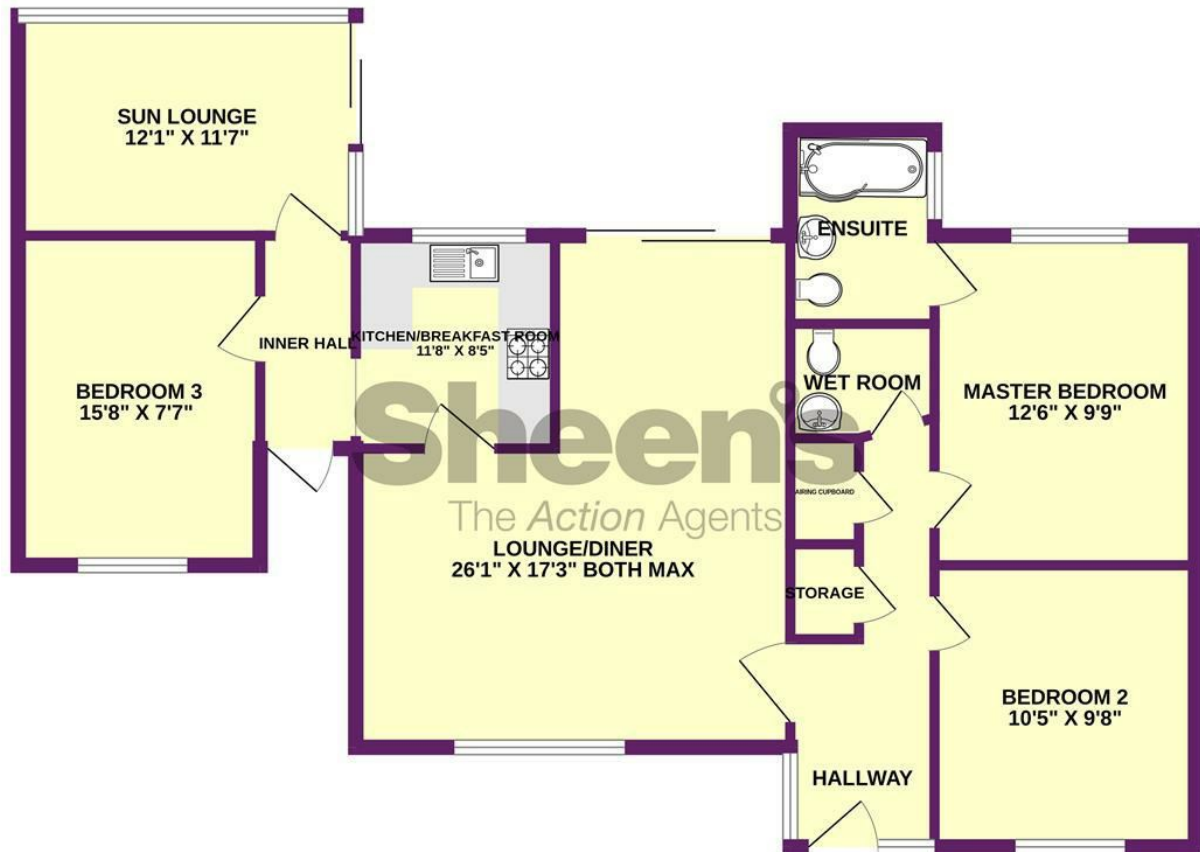
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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



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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