



Walton Road Walton-on-the-Naze, CO14 8LZ

Being offered with NO ONWARD CHAIN and located on a large plot is this spacious, character THREE BEDROOM DETACHED HOUSE with a DETACHED ANNEXE/OFFICE. The property boasts a 27'2" lounge, 20'5" max kitchen/dining area, three good sized bedrooms and ample off street parking for several vehicles with large access along both sides of the property. Frinton and Walton's town centre seafront and mainline railway stations are conveniently situated within one and half miles of the property. An early viewing is strongly recommended to appreciate the accommodation on offer.

- Three Bedrooms
- Detached Annexe/Office with En-Suite
- 27'2" x 12'5" Lounge
- 20'5" max Kitchen/Diner
- Ample Off Street Parking For Several Vehicles
- Non-Estate Position
- Convenient Location To Both Frinton & Walton
- Within Half A Mile Of The Seafront
- No Onward Chain
- EPC Rating D/ Council Tax Band - D



Price £370,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed entrance door with full length obscured double glazed windows leading to:

Hallway

Stair flight to first floor. Built in under stairs storage cupboard. Fitted storage cupboard. Radiator. Sealed unit double glazed window to side. Doors to:



Lounge

27'2" x 12'5"

Serving hatch. Three radiators. Two sealed unit double glazed windows to side. Sealed unit double glazed bay window to front. Double glazed patio doors leading to:



Kitchen/Diner

19'2" nar to 9'1" x 20'5" nar to 7'1"

Fitted with a range of matching beech coloured fronted units. Marble effect rolled edge work surfaces. Inset stainless steel bowl sink drainer unit. Plumbing for washing machine or dishwasher. Space for cooker. Further selection of matching units at floor level. Corner display units. Free standing oil central heating boiler. Built in larder cupboard with obscured sealed unit double glazed window to side. Part tiled walls. Two radiators. Sealed unit double glazed window to side. Two sealed unit double glazed windows to rear. Obscured sealed unit double glazed door giving access to side.



First Floor Landing

Loft access with pull down ladder. Sealed unit double glazed window to side. Doors to:



Master Bedroom

14'5" x 12'5"

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



Bedroom Two

12'5" x 12'3"

Radiator. Sealed unit double glazed window to side and rear aspect.



Bedroom Three

8' x 7'8"

Fitted wardrobe. Radiator. Sealed unit double glazed window to front.



Bathroom

Coloured suite comprising of pedestal wash hand basin. Panelled bath with shower attachment. Built in airing cupboard. Part tiled walls. Radiator. Obscured sealed unit double glazed window to rear.



Separate W/C

Low level W/C. Part tiled walls. Obscured sealed unit double glazed window to side.



Detached Annexe / Office

19'8" x 18'9"

Obscured sealed unit double glazed door to front. Sealed unit double glazed window to front. Door to:



En-Suite Shower Room

Coloured suite comprising of low level W/C. Pedestal wash hand basin. Fitted shower cubicle with wall mounted electric shower. Part tiled walls. Obscured sealed unit double glazed window to front and side aspect.



Outside - Rear

Hard standing area. Part laid to lawn. Raised rockery with array of flowers and shrubs. Outside lights. Two wooden storage sheds. Open access to both sides.



Outside - Side

Hard standing areas providing ample off street parking with one side having a large under cover car port. Outside tap. Open access to front.



Outside - Front

Further hard standing area providing off street parking. Part laid to lawn with beds stocking flowers and shrubs.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: D

Any Additional Property Charges:

Services Connected:

(Gas): No - Oil Central Heating

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note:

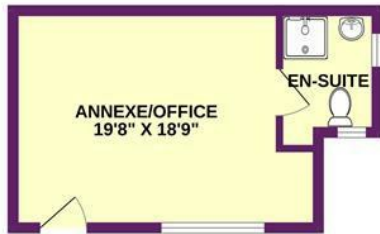
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These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before 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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