



Skippers Way Walton-on-the-Naze, CO14 8FD

Located on the popular 'Hamford Park' development, Sheen's Estate Agents are delighted to offer for sale this MODERN, FOUR/FIVE BEDROOM DETACHED HOUSE. The property benefits from an EN-SUITE to the master bedroom, landscaped good sized rear garden and was the original SHOW HOME on the site. The property is conveniently located a stones throw away from the new Marks and Spencer food court and Aldi and is within a short stroll of Walton's town centre, seafront and mainline railway station. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- **Four Bedrooms**
- **Bedroom Five/Study**
- **Cloakroom/Utility Room**
- **En-Suite to Master Bedroom**
- **Landscaped Rear Garden**
- **Balcony**
- **Garage & Ample Off Road Parking**
- **Hamford Park Development**
- **Council Tax Band - E**
- **EPC Rating - B**



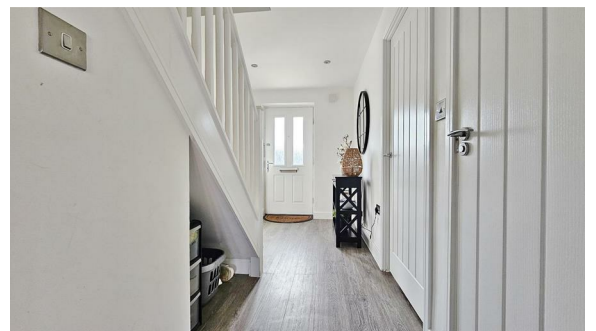
Price £530,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Stair flight to first floor. Under stairs storage cupboard. Amtico flooring. Radiator. Spotlights. Door to:



Bedroom Five/Study

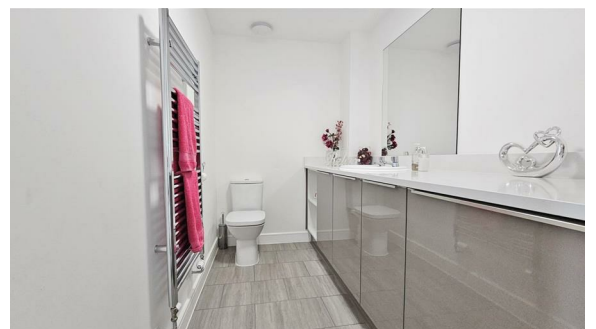
10" x 8'9"

Amtico flooring. Radiator. Sealed unit double glazed window to front.



Cloakroom/Utility

Low level WC. Inset wash basin. Hard edge surface with floor level high gloss storage cupboards under. Integrated washing machine. Tiled flooring. Extractor fan. Spotlights. Wall mounted heated towel rail.



Lounge

15'5" x 12'10"

Radiator. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:



Kitchen/Diner

29'2" x 10'11"

Fitted with a range of matching high gloss fronted units. Laminate hard edge work surfaces. Inset one and a half stainless sink and drainer. Inset four ring gas hob with double oven under and extractor hood above. Integrated fridge/freezer. Integrated dishwasher. Enclosed wall mounted boiler providing heating and hot water throughout. Amtico flooring. Spotlights. Two radiators. Sealed unit double glazed windows to front and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden.



Landing

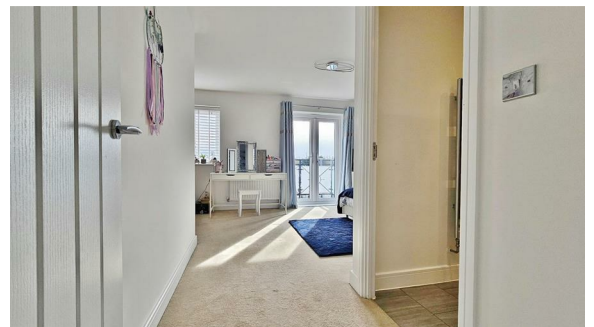
Built in airing cupboard housing hot water cylinder. Loft access.
Radiator. Doors to:



Master Bedroom

16'1" x 15'5"

Fitted bespoke wardrobe with handleless double doors. Radiator.
Sealed unit double glazed window to front. Door to En-suite.
Sealed unit double glazed 'French' style doors leading to:

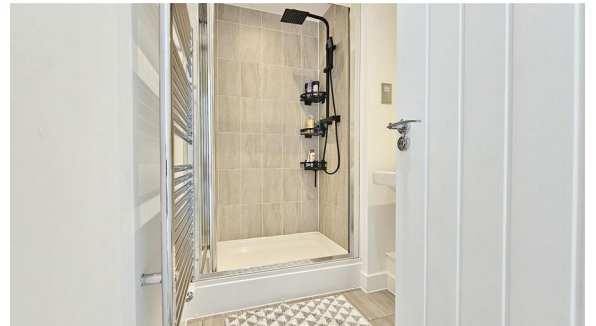


Balcony



En-Suite

Suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Enclosed shower cubicle with tri folding door and wall mounted waterfall and separate shower attachment. Tiled splashback. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail.



Bedroom Two

13'1" x 11"

Radiator. Sealed unit double glazed window to front.



Bedroom Three

15'5" x 11'1"

Radiator. Sealed unit double glazed window to rear.



Bedroom Four

12'6" x 8'4"

Radiator. Sealed unit double glazed window to rear.



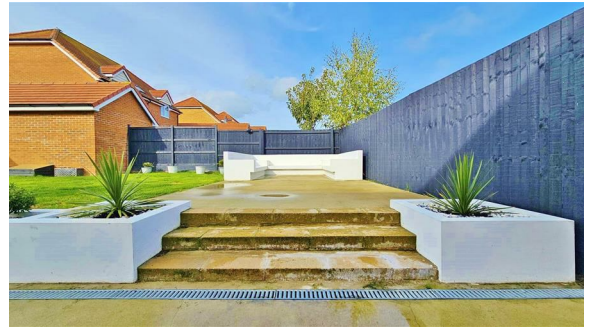
Bathroom

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. Tiled splashback. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear.



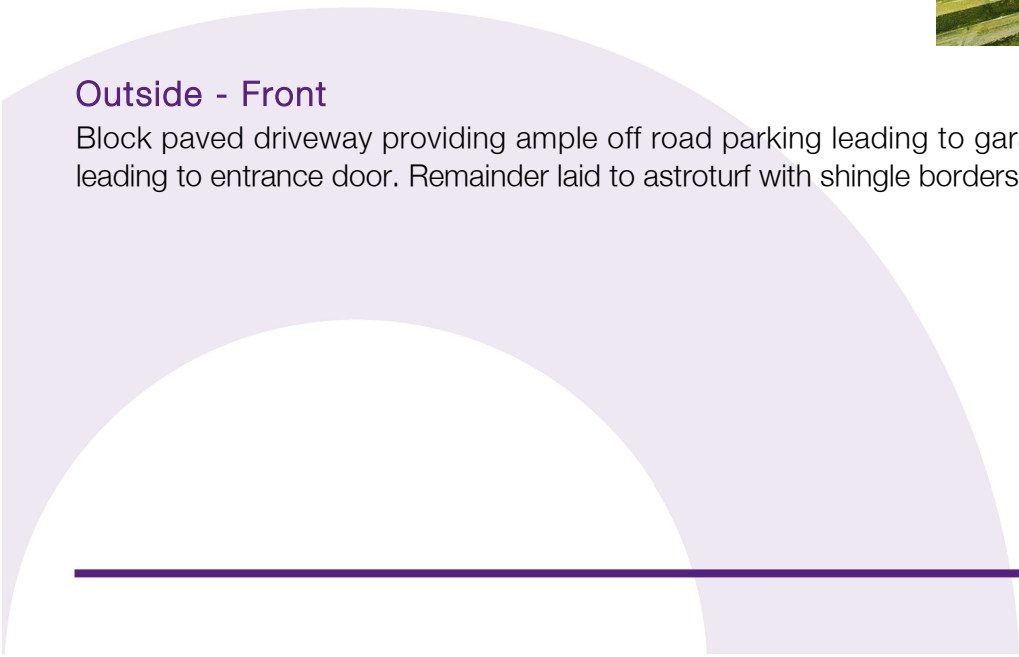
Outside - Rear

Partly laid to concrete. Steps leading to raised lawn area with concrete seating and concrete beds stocked with flowers. Outside tap. Private access door to garage. Enclosed by panelled fencing.



Outside - Front

Block paved driveway providing ample off road parking leading to garage with up and over door. Pathway leading to entrance door. Remainder laid to astroturf with shingle borders and enclosed by low hedging.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

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: None

JD/10.24

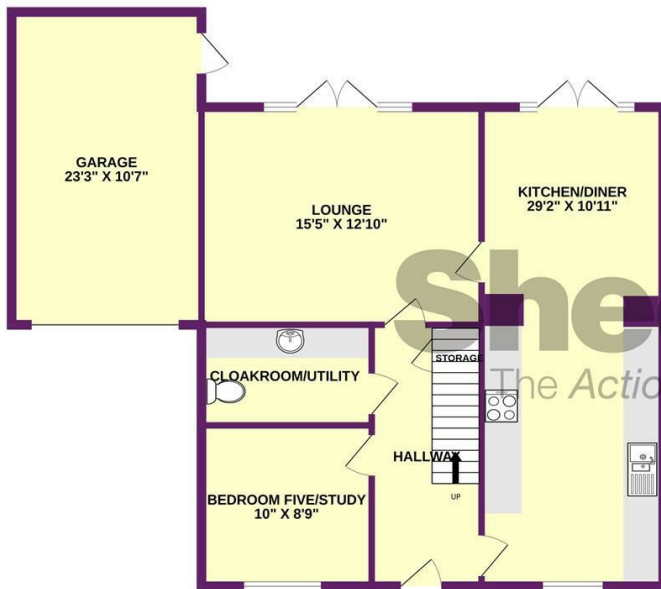
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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.

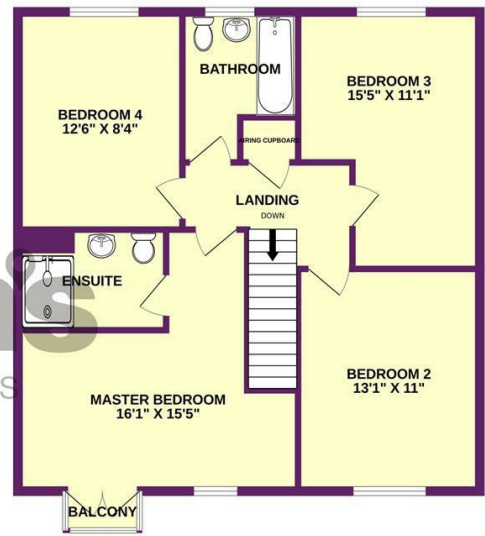
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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



GROUND FLOOR



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.
Made with Metropix ©2024

Selling properties... not promises

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH
 ☎ 01255 852555 ✉ frinton@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents