



Secret Waters Walton On The Naze, CO14 8FG

Situated in the popular 'Hamford' Park development, being offered with NO ONWARD CHAIN, Sheen's Estate Agents are delighted in bringing to market this stunning, FOUR BEDROOM, TWO RECEPTION ROOM DETACHED HOUSE. The property has beautiful scenery of the Walton & Frinton Yacht Club and benefits from an en-suite to Master Bedroom, two reception rooms and off road parking to the front. Secret Waters 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
- En-Suite To Master Bedroom
- Study/Bedroom Five
- Cloakroom/Utility
- Balcony Overlooking Walton Yacht Club Club & Backwaters
- Garage & Off Road Parking
- Hamford Park Development
- No Onward Chain
- Council Tax Band - E
- EPC Rating - B



Price £440,000 Freehold

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

Hallway

Stair flight to first floor. Range of under stairs storage cupboards. Amtico flooring. Radiator. Doors to:



Study/Bedroom Five

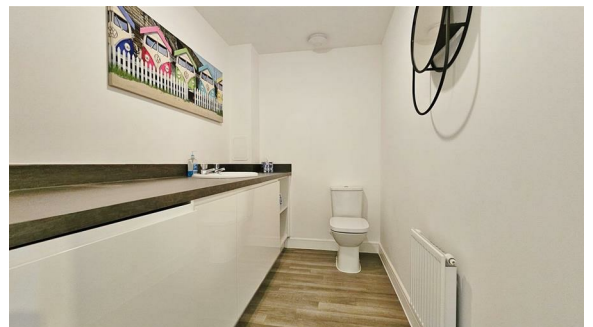
10" x 8'10"

Radiator. Sealed unit double glazed window to front with fitted shutters.



Cloakroom/Utility

Low level WC. Inset wash basin. Wooden hard edge work surface with range of high gloss cupboards under. Integrated washing machine. Wooden splashback. Amtico flooring. Extractor fan. Radiator.



Kitchen/Diner

29' x 11'

Fitted with a range of matching white high gloss units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset five ring gas hob with extractor hood above. Built in eye level double electric oven. Further selection of matching high gloss units both at eye and floor level. Integrated fridge/freezer. Integrated dishwasher. Enclosed boiler providing heating and hot water throughout. Wooden splashback. Amtico flooring. Under unit lighting. Plinth lighting. Two radiators. Sealed unit double glazed window to front overlooking yacht club and backwaters. Sealed unit double glazed 'French' style doors leading to rear garden with two featured side panel windows. Door to:



Lounge

15'7" x 12'9"

Radiator. Sealed unit double glazed 'French' style doors leading to rear garden with two featured side panel windows.



Landing

Loft access which is partially converted loft space with power/light connected. Built in airing cupboard housing hot water cylinder. Radiator. Doors to:



Master Bedroom

16'2" x 15'4" both max

Door to en-suite. Radiator. Sealed unit double glazed window to front with fitted shutters overlooking yacht club and backwaters. Sealed unit double glazed 'French' style doors with fitted shutters leading to:



Balcony

Seating area in peaceful setting overlooking Walton yacht club and stunning backwater views.



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 shower attachment. Part tiled walls. Amtico flooring. Extractor fan. Wall mounted heated towel rail.



Bedroom Two

15'5" x 11'1" both max

Radiator. Sealed unit double glazed window to rear.



Bedroom Three

13'2" x 11'

Radiator. Sealed unit double glazed window to front with fitted shutters overlooking yacht club and backwaters.



Bedroom Four

12'6" x 8'5"

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. Part tiled walls. Amtico flooring. Extractor fan. Double length wall mounted heated towel. Obscured sealed unit double glazed window to rear.



Outside - Rear

Landscaped garden with partially laid patio area. Remainder laid to lawn. Raised beds stocked with shingle. Pergola. Outside lights. Outside tap. Outside socket. Private access door to garage. Enclosed by panelled fencing.



Alternate Outside Rear



Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Remainder laid to shingle with seating area. Pathway leading to entrance door. Beds stocked with trees. Outside light.



Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: £200 per annum for general maintenance

Services Connected:

(Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

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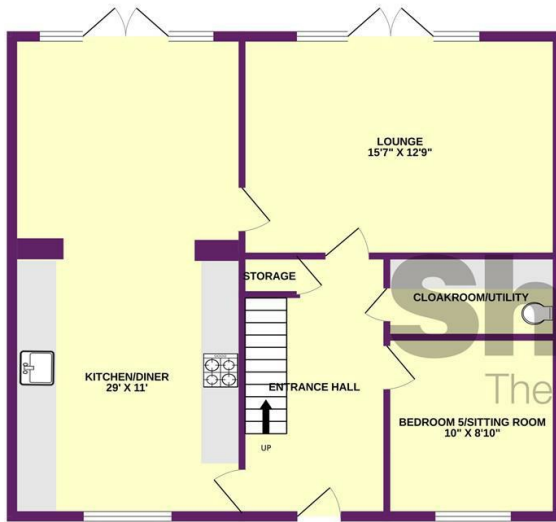
ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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

Sheen's
The Action Agents