



## Kirby Road Walton On The Naze, CO14 8RL

Situated on half an acre plot offering UNINTERRUPTED, STUNNING BACKWATER VIEWS, Sheen's Estate Agents are delighted in bringing to market this EXTENDED, FIVE BEDROOM, TWO RECEPTION ROOM DETACHED FAMILY HOME. The property boasts spacious living accommodation throughout, three en-suite's, utility room and Juliette balconies to the rear bedrooms offering elevated backwater views. The property is located on the fringes of Walton's town centre, within walking distance of M&S Food Hall and a quarter of a mile of the seafront and mainline railway station with links to London Liverpool Street. It is in the valuer's opinion that an internal inspection is highly recommended to fully appreciate the accommodation on offer.

- Five Bedrooms
- Three En-Suites & First Floor Bathroom
- Utility Room & Ground Floor Cloakroom
- Two Reception Rooms
- Stunning Backwater Views
- Half An Acre Plot
- Double Garage & Off Road Parking
- Non-Estate Position
- Council Tax Band - E
- EPC Rating - D



**Price £750,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:

### Entrance Hall

Stair flight to first floor. Doors to:

### Lounge/Sitting Room

29'5" x 17'9" max

Log burner. Dark oak laminate flooring. Remainder tiled flooring. Two radiators. Sealed unit double glazed windows to side and front. Sealed unit double glazed bi-folding doors leading to rear garden offering uninterrupted backwater views. Open access to:



## Kitchen/Breakfast Room

16'8" x 16'1"

Fitted with a range of matching white fronted units. Granite work surfaces. Inset double butler sink and granite drainer. Rangemaster to remain with extractor hood above. Further selection of matching units both at eye and floor level. Centre island with storage cupboards under. Granite splashback. Tiled flooring. Space for 'American' style fridge/freezer. Integrated dishwasher. Glass display cupboards. Spotlights. Vertical wall mounted radiator. Sealed unit double glazed bi-folding doors leading to rear garden with uninterrupted backwater views. Open access to:



### Alternate Kitchen/Breakfast Room View



### Dining Room

26'3" x 12'7"

Built in under stairs storage/pantry cupboard housing Integrated shelving and vinyl flooring. Range of engineered wood and tiled flooring. Spotlights. Radiator. Sealed unit double glazed windows to side and front. Obscured sealed unit double glazed door to side leading to:





## Utility Room

10'9" x 9'7"

Rolled edge work surface with inset stainless sink and cupboards under. Plumbing for washing machine and space for tumble dryer. Eye level storage cupboards housing two combination boilers providing heating and hot water throughout. Tiled splashback. Tiled flooring. Private access door to garage. Sealed unit double glazed door leading to rear garden with uninterrupted backwater views. Door to:



## Cloakroom

Low level WC. Pedestal wash hand basin. Tiled flooring. Obscured sealed unit double glazed window to rear.



## Double Garage

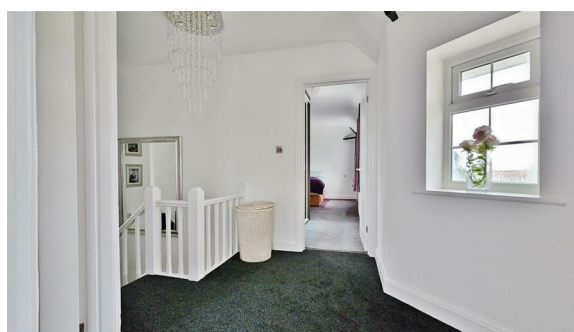
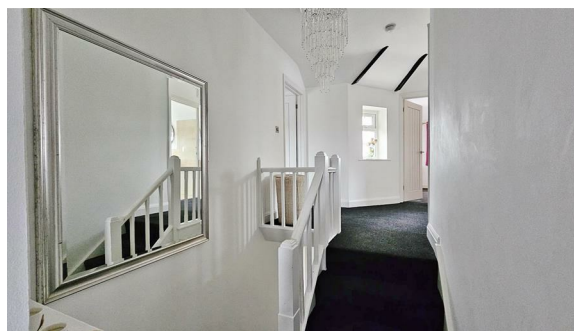
28'5" max x 19'1"

Loft access. Electric up and over door. Sealed unit double glazed 'French' style doors leading to rear garden with uninterrupted backwater views.



## Landing

Sealed unit double glazed window to front. Doors to:





## Master Bedroom

19'2" max x 16'2"

Fitted wardrobes with sliding doors. Radiator. Obscured sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors opening out onto juliette balcony offering stunning backwater views. Door to:



## En-Suite

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed shower cubicle with sliding door and wall mounted shower attachments. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel. Obscured sealed unit double glazed window to side.



## Bedroom 3

12'2" x 10'9"

Vertical radiator. Sealed unit double glazed 'French' style doors opening out onto Juliette balcony offering stunning backwater views. Door to:



### En-Suite

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and range of storage cupboards under. Enclosed shower cubicle with sliding door and wall mounted shower attachments. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



### Bedroom 2

17'9" x 12"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed windows to front. Door to:



### En-Suite

Modern suite comprises of low level WC. Pedestal wash hand basin with mixer tap. Fitted corner shower cubicle with double doors and wall mounted shower attachment. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail.



### Bedroom 4

12'11" x 11'1"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to side and front.





## Bedroom 5

10'6" x 8'8"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to side.

## Bathroom

Modern 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. Tiled flooring. Loft access. Spotlights. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to side.



## Outside - Rear

Uninterrupted Backwater views. Part paved area. Remainder laid to lawn. Beds stocked with an array of trees, shrubs and bushes. Featured pond to remain. Greenhouse and shed to remain. Access to front via side gate. Private access door to double garage with power/light connected.



### Alternate Outside Rear View



### Outside - Front

Double iron gates with brick pillars leading to block paved driveway providing ample off road parking and a detached double garage with electric up and over door. Remainder laid to lawn. Beds stocked with a range of shrubs and hedges.





### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

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/02.25

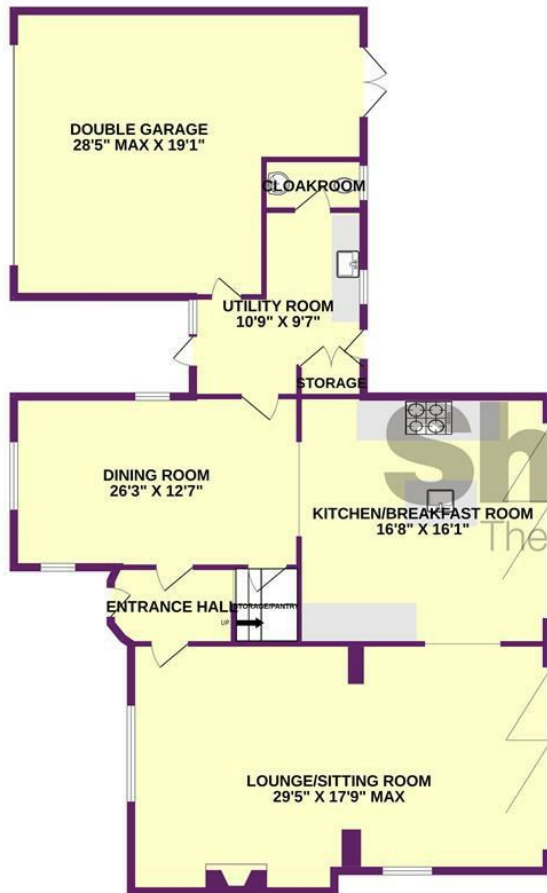
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GROUND FLOOR



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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