



## Walton Road Walton On The Naze, CO14 8NE

\*\*\* ONE OF A KIND PROPERTY \*\*\* Located directly next to 'Pedlars Woods' in a secluded sought after position and situated on a 310ft plot, Sheen's Estate Agents are delighted in bringing to market this EXCEPTIONALLY SPACIOUS, FOUR/FIVE DOUBLE BEDROOM DETACHED CHALET BUNGALOW. The property has recently had a large loft extension creating a further bedroom and also has potential to extend further S.T.P.P. To the front of the property there's room for several vehicles leading to a garage for potential further parking. To the rear offers an additional garage accessing from Columbine Gardens and a further 30ft secluded garden. Internally the property is in immaculate condition and boasts THREE BATHROOMS, THREE RECEPTION ROOMS and an open plan Kitchen/Diner. The property is within a short stroll of Frinton's Seafront and has easy access to the town centre, schools, bus routes and the mainline railway station an early viewing is strongly advised to avoid disappointment.

- Four/Five Double Bedrooms
- En-Suite to Master Bedroom
- Three Bathrooms
- Three Reception Rooms
- External Dance Room
- Two Garages
- Secluded, Sought After Location
- Easy Reach to Seafront & Amenities
- Viewing Highly Advised
- Council Tax Band - E / EPC Rating - E



**Price £560,000 Freehold**



Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to:-

### Porch

Vinyl flooring. Door to:-

### Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Additional storage cupboard. Vinyl flooring. Door to:-



### Master Bedroom

23'11" max x 16'2" max

Built in storage cupboard. Open access to walk in wardrobe with spotlights. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed sliding patio doors leading to rear garden. Door to:-



### En-Suite

White suite comprises low level w/c. Vanity wash hand basin with mixer tap and storage cupboard under. Fitted double length shower cubicle with sliding door and wall mounted shower attachment. Tiled splashback. Part weather boarding. Vinyl flooring. Extractor fan.



### Bedroom 2

11'11" x 10'8"

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



### Bedroom 3

8'11" x 8'4"

Built in wardrobes. Radiator. Sealed unit double glazed window to front.

### Bathroom

Suite comprises low level w/c. Vanity wash hand basin with storage space under. Enclosed panelled bath with shower attachment. Fully tiled walls. Tiled flooring. Built in airing cupboard housing combination boiler providing heat and hot water throughout. Further plumbing for washing machine. Extractor fan. Radiator.



### Attic Bedroom

22'5" max x 16'1"

Range of eaves storage cupboards. Spotlights. Two sealed unit double glazed Velux windows.



## Lounge

25'5" x 13'4"

Fitted seating area. Fitted TV unit with storage cupboards under. Fitted mantle piece. Radiator. Spotlights. Radiator. Sealed unit double glazed window to front. Door to:-



## Study

8'5" x 7'8"

Radiator. Skylight.

## Kitchen/Diner

22'6" max x 21'7" max

Fitted with a range of matching white fronted units. Wooden rolled edge worksurfaces. Inset one and a half bowl ceramic sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above and electric oven under. Built in eye level double electric oven and microwave. Further selection of matching units at both eye and floor level. Space for American style fridge/freezer. Built in larder cupboard. Integrated dishwasher. Part tiled walls. Vinyl flooring. Further additional storage cupboards at eye and floor level. Double doors leading into lounge. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed door to rear. Sealed unit double glazed sliding patio doors leading to rear garden. Door to:-



## Inner Hall

Built in large storage cupboards. Door to:-



### Bathroom

White suite comprises low level w/c. Wash hand basin with storage cupboards under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Extractor fan. Radiator. Skylight.



### Bedroom Five/Reception Room

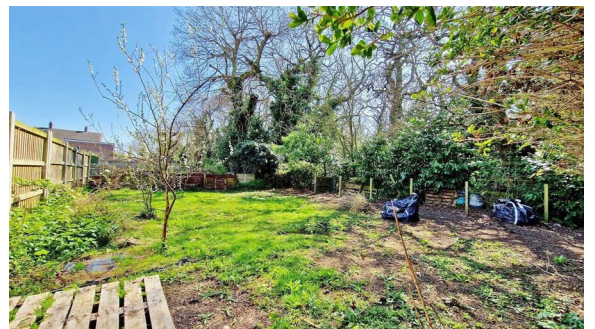
14'1" x 11'8"

Concrete flooring. Lighting connected. Sealed unit double glazed window to side.



### Outside - Rear

South facing. Patio area. Remainder laid to lawn. Beds stocked with array of flowers, shrubs, trees and bushes. Private access door to garage. Further additional garden comprising of lawn. Access to front via side gate. Outside light. Enclosed by panelled fencing. Door leading to:-



### Alternate Outside Rear View



### Garden Room/Home Office

15'3" x 13'1"

Vinyl flooring. Power and light connected. Spotlights. Sealed unit double glazed windows to side and rear aspects.





### Outside - Front

Hardstanding concrete driveway providing off street parking for several vehicles leading to garage with double doors. Raised pathway leading to entrance door. Remainder laid to lawn. Shingled beds stocked with tree and shrubs. Outside lights. Enclosed by panelled fencing and brick wall.



### Material Information - Freehold Property

Tenure: Freehold

Council Tax Band: E

Any Additional Property Charges: No

Services Connected:

(Gas): Yes

(Electricity) Yes:

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone & Broadband): Yes

Non-Standard Property Features To Note: None

### JD/03.24

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.



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