

📍 149 Connaught Avenue, Frinton On Sea, Essex, CO13 9AH  
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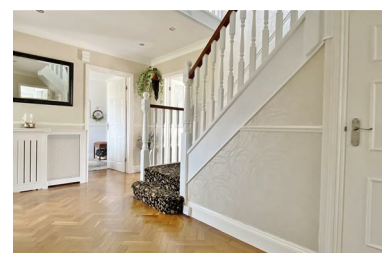
**Sheen's**  
The Action Agents



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

Situated in the popular coastal town of Walton-on-the-Naze, in a non-estate position, Sheen's Estate Agents have the pleasure in offering for sale this spacious and beautifully presented FOUR DOUBLE BEDROOM, THREE RECEPTION DETACHED FAMILY HOME. The property boasts a light and airy feel offering an en-suite to the Master Bedroom, open plan kitchen/diner/lounge and Distant BACKWATER & SEA VIEWS to the front and side aspect. 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.

- Four Bedrooms
- Three Reception Rooms
- Distant Backwater & Sea Views
- En-Suite to Master Bedroom
- Partial Underfloor Heating
- Open Plan Kitchen/Diner/Lounge
- Off Road Parking
- Non-Estate Position
- Council Tax Band - E
- EPC Rating - TBC



**Price £550,000 Freehold**

Accommodation comprises with approximate room sizes:-

Obscured sealed unit double glazed door leading to: Porch Parquet flooring. Obscured sealed unit double glazed windows to side and rear aspect. Obscured hardwood door leading to

### Hallway

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



### Cloakroom

Vanity wash hand basin with mixer tap and storage cupboard under. Fully tiled walls. Tiled flooring. Spotlights. Obscured sealed unit double glazed window to front.



### Study Room

8'10" x 7'10"

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





## Sitting Room

17'2" x 14'2"

Built in storage cupboard housing wall mounted boiler providing heating and hot water throughout. Laminate flooring. Wall mounted Fujitsu combination air conditioning unit. Spotlights. Sealed unit double glazed window to side.



## Kitchen/Diner/Lounge

32'8" max x 19'7" max

Fitted with a range of matching high gloss fronted units. Quartz work surfaces. Inset one and a half ceramic bowl sink and quartz drainer. Inset five ring Bosch induction hob with extractor hood above. Built in eye level Neff double electric ovens. Further selection of matching units both at eye and floor level. Space for American style fridge/freezer. Plumbing for washing machine and tumble dryer. Integrated AEG dishwasher. Quartz splashback. Tiled flooring with plumbed underfloor heating. Spotlights. Inset featured gas fire. Two radiators. Sealed unit double glazed windows to rear aspect. Sealed unit double glazed French style doors leading to rear garden.

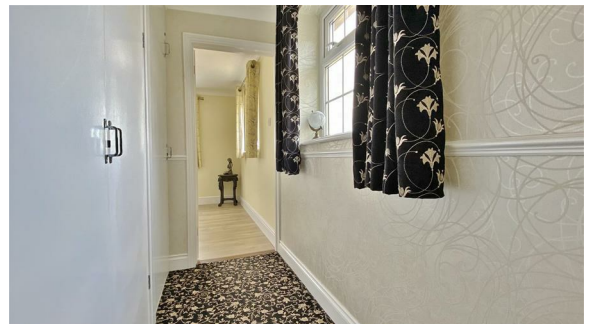


Alternate View of Kitchen/Diner/Lounge



## Landing

Built in airing cupboard housing hot water cylinder. Built in storage cupboard. Spotlights. Loft access. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed window to front with distant backwater views. Doors to:





## Master Bedroom

14'8" x 11'5"

Wall mounted combination air conditioning unit. Spotlights. Radiator. Sealed unit double glazed window to rear. Doors to:



## En-Suite

Low level WC. Vanity wash hand basin with mixer tap and pull out drawers under. Enclosed shower cubicle with sliding door and wall mounted shower attachment. Fully tiled walls. Tiled flooring with electric underfloor heating. Spotlights. Extractor fan. Wall mounted heated towel rail. Sealed unit double glazed window to front with distant backwater views.



## Bedroom Two

15" x 11'1"

Built in wardrobe. Radiator. Sealed unit double glazed windows to side and rear aspect.



## Bedroom Three

14'11" x 10'4"

Built in wardrobe. Laminate flooring. Sealed unit double glazed windows to side and front aspect offering distant backwater and sea views.



## Bedroom Four

9'11" x 9'2"

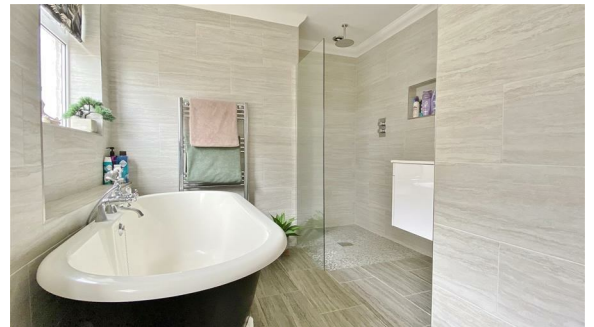
Built in wardrobe. Laminate flooring. Radiator. Sealed unit double glazed window to rear.





### Bathroom

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawer under. Walk in shower with fitted screen, soak away and ceiling rainfall shower attachment with wall mounted thermostatic valves. Roll top bath with shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail. Two obscured sealed unit double glazed windows to side.



### Outside - Rear

Majority laid to paving. Remainder laid to astroturf. Beds stocked with flowers and shrubs. Access to front via side gate. Large shed to remain. Outside tap. Enclosed by panelled fencing.



### Outside - Front

Block paved driveway providing off street parking for several vehicles. Remainder laid to lawn. Array of flowers, trees and shrubs. Outside lights. Enclosed by brick wall with featured iron fencing and panelled fencing.



### 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): Yes

Non-Standard Property Features To Note: None

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.

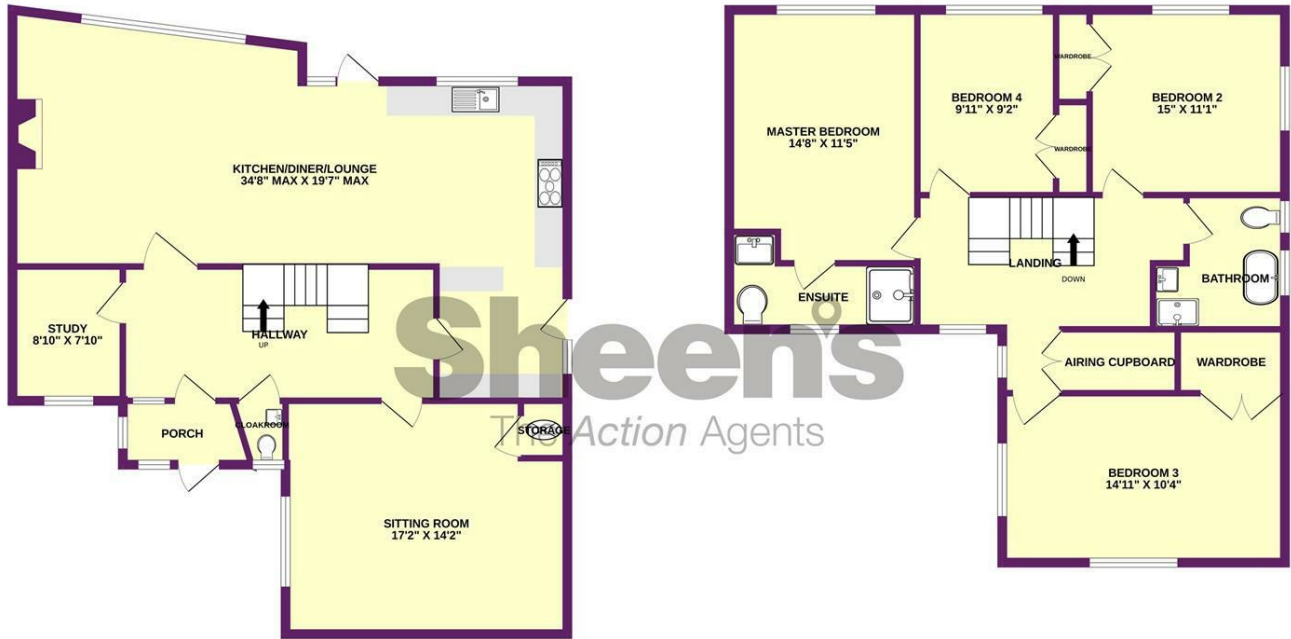
### Disclaimer - wide angle lens etc.

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



KIRBY ROAD

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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## Selling properties... not promises

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