





CLAYS ROAD, WALTON ON THE NAZE, ESSEX, CO14 8UB

Offers in excess of

£300,000

FREEHOLD

- Three Bedrooms
- Extended
- Corner Plot Position
- Utility Room
- Ground Floor Cloakroom & First Floor Bathroom
- Spacious Lounge
- Walking Distance to Seafront
- Detached Garage & Off Street Parking
- Council Tax Band - C
- EPC Rating - C

3 | 1 | 1 | C

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Occupying a generous CORNER PLOT within the sought after Frinton Homelands development, Fentons are delighted to bring to market this well presented, EXTENDED THREE BEDROOM DETACHED HOUSE. The property benefits from a detached garage and off road parking, utility room extension, kitchen/diner, ground floor cloakroom and first floor bathroom and a spacious lounge to the front aspect. Clays Road is conveniently situated close to popular primary and secondary schools, Tesco Superstore and within 1 mile of Walton and Frinton railway station. The property also has easy access to the nearby coastline with 'Pedlars Woods' within walking distance.

Accommodation comprises of approximate room sizes

Sealed unit double glazed door leading to:

Porch
Tiled flooring. Sealed unit double glazed windows to all aspects. Obscured hardwood door leading to:

Hallway
Stair flight to first floor. Under stairs storage cupboard housing wall mounted boiler providing heating and hot water throughout. Radiator. Door to:

Lounge
15'9" x 11'3"
Radiator. Sealed unit double glazed window to front.

Kitchen/Diner
15'9" x 10'4"
Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above. Built in double eye level electric oven. Further selection of units both at eye and floor level. Range of drawers. Part tiled walls. Tiled flooring. Space for fridge/freezer. Spotlights. Radiator. Sealed unit double glazed windows to rear. Sealed unit double glazed 'French' style doors leading to rear garden. Door to:

Lobby
Tiled flooring. Obscured sealed unit double glazed window to side. Door to:

Cloakroom
Low level WC. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Obscured sealed unit double glazed window to side.

Utility Room
8'4" x 5'6"
Fitted with a range of spacious tall housing units, eye and base level units. Rolled edge work surface. Inset stainless bowl sink and drainer unit. Plumbing for washing machine and tumble dryer. Space for additional fridge/freezer. Part tiled walls. Tiled flooring. Sealed unit double glazed window to rear.

Landing
Large built in airing cupboard housing hot water cylinder. Sealed unit double glazed window to side. Doors to:

Bedroom 1
13'7" x 12'5"
Built in wardrobe. Radiator. Sealed unit double glazed window to rear.

Bedroom 2
12'5" x 11'3"
Built in wardrobe. Radiator. Sealed unit double glazed window to front.

Bedroom 3
8'1" x 7'5"
Radiator. Sealed unit double glazed window to front.

Bathroom
Modern suite comprises of low level WC. Vanity wash hand basin with cupboard under.

Enclosed L-shaped bath with fitted shower screen and wall mounted shower attachment. Fitted eye level mirrored unit. Fully tiled walls. Tiled flooring. Wall mounted heated towel rail. Obscured sealed unit double glazed window to rear

Outside - Rear

Part paved area. Remainder laid to lawn. Access to front via both side gates. Enclosed by panelled fencing.

Outside - Front

Corner plot. Pathway leading to entrance door. Remainder laid to lawn.

Material Information - Freehold Property

Tenure: Freehold
Council Tax: Tendring District Council
Council Tax Band: C
Payable 2026/2027 £2059.18 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes
(Electricity): Yes
(Water): Yes
(Sewerage Type): Mains Drainage
(Telephone, Broadband & Mobile Coverage): For Current Correct Information Please Visit:
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

Non Standard Property Features To Note: N/A











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MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

REFERRAL FEES

You will find a list of any/all referral fees we may receive on our website

Disclaimer - Wide Angle Lens Etc

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



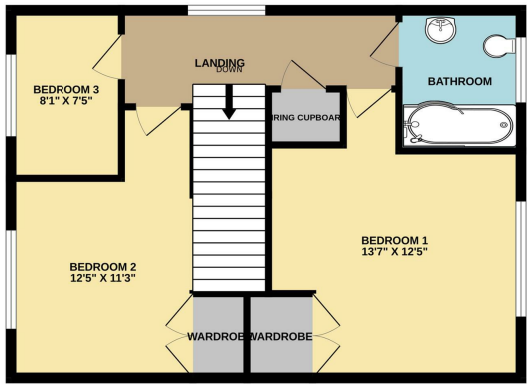




GROUND FLOOR



1ST FLOOR



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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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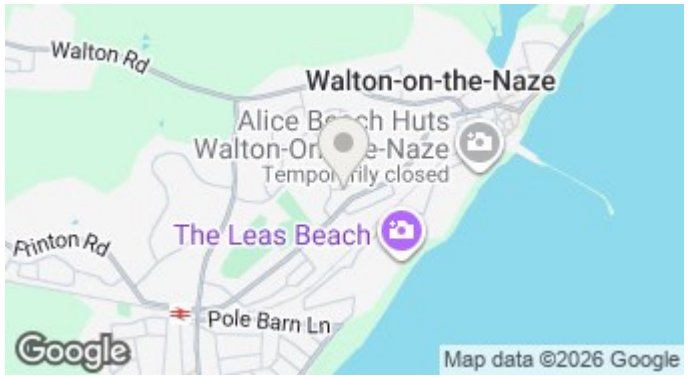
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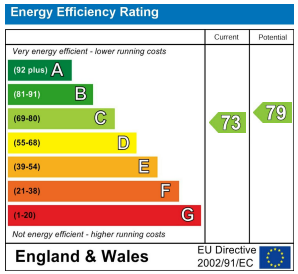
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Council Tax Band

C





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