

NAZE PARK ROAD, WALTON-ON-THE- NAZE, ESSEX, CO14 8JZ

Price

£575,000

FREEHOLD

- Three Double Bedroom, One With En-Suite
- 1248 Square Feet Of Spacious Accommodation
 - Private Gate Onto Coastal Pathway
 - 25'7" x 16' Kitchen/Sitting Room
- 17'1" Lounge Leading Onto Conservatory
 - Secluded South Facing Rear Garden
 - Conservatory With Hot Tub
- Double Garage & Ample Off Street Parking
 - No Onward Chain
- EPC Rating TBC/Council Tax Band - F



FENTONS
ESTATE AGENTS



Offering 1248 square feet of spacious accommodation and with direct access onto coastal pathway leading to the seafront, Fentons Estate Agents have the pleasure in bringing to market this THREE DOUBLE BEDROOM DETACHED BUNGALOW. The property boasts two reception rooms leading onto the mature, secluded south facing rear garden, master bedroom with an en-suite, and a modern fully integrated kitchen. In addition there are two conservatories one housing a hot tub to remain, a modern family bathroom and a fully detached double garage with ample off street parking for several vehicles. Perfectly located with ease of access to the local area with a bus stop outside the front of the property and within easy reach of the historic Walton cliffs and nature reserve. An early viewing is highly recommended to fully appreciate the accommodation which is on offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed entrance door leading to:

Entrance Porch

Tiled flooring. Sealed unit double glazed windows to side aspect. Sealed unit double glazed door leading to:

Hallway

Built in double length airing cupboard. Sealed unit double glazed door leading to front private courtyard. Loft access. Wood flooring. Radiator. Doors to:

Lounge/Diner

17'1" x 15'2"

Inset gas fire with remote control operations. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors with full length picture windows to:

Conservatory

12'3" x 8'

Part brick base. Pitched glass roof. Tiled flooring with underfloor heating. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors giving access to rear.

Kitchen/Sitting Room

25'7" x 16'

Kitchen Area

13'6" x 12'4"

Fitted with a range of modern matching fronted units. Square edge wood work surfaces. Inset one and half bowl sink drainer unit with mixer tap. Inset five ring electric hob with fitted extractor fan above. Built in eye level double oven/microwave. Integrated fridge/freezer, dishwasher and washing machine. Wall mounted enclosed boiler providing heating and hot water throughout. Further selection of matching units at both eye and floor level. Part tiled walls. Tiled flooring with underfloor heating. Sealed unit double glazed window to side. Sealed unit double glazed door giving access to side. Open aspect to:

Sitting Area

17'8" max x 14'8"

Tiled flooring. Radiator. Sealed unit double glazed 'French' style door giving access to rear. Picture length windows to side and rear aspect.

Master Bedroom

15'3" to wardrobe x 12'

Built in wardrobes to one wall with mirrored sliding doors. Further built in double length wardrobe with mirrored sliding doors. Radiator. Sealed unit double glazed window to front aspect. Door to:

En-Suite

White suite comprising of low level W/C. Vanity wash hand basin with storage drawers under. Fitted corner shower cubicle with integrated 'Aqualisa' shower. Tiled walls. Tiled flooring with underfloor heating. Heated towel rail. Obscured sealed unit double glazed window to side.

Bedroom Two

14'10" x 12'3"

Built in wardrobes to one wall with mirrored sliding doors. Radiator. Sealed unit double glazed window to side. Sealed unit double glazed bay window to front.

Bedroom Three

12'8" x 11'1"

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

Family Bathroom

Suite comprising of low level W/C with concealed cistern. Vanity wash hand basin. Panelled bath with integrated 'Aqualisa' shower. Fitted shower screen. Fully tiled walls. Tiled flooring with underfloor heating. Heated towel rail. Obscured sealed unit double glazed window to front.

Private Front Courtyard

Hardstanding secluded private patio area. array of shrubs and bushes. Outside tap. Private access door to double garage. Gate leading to front. Access to rear via side. Access to:

Hot Tub Conservatory

11'6" x 9'10"

Poly-carbonated roof. Picture length sealed unit double glazed windows.
Hot tub to remain.

Outside - Rear

South facing. Mature, secluded and well maintained. Part patio seating area. Majority laid to lawn borders well stocked with flowers, shrubs, bushes and trees. Mature fruit trees. Outside tap. Outside socket. Gate giving direct access onto coastal pathway leading to the seafront.

Outside - Front

Paved driveway providing ample off street parking for several vehicles leading to the detached double garage. Beds stocking an array of bushes. Access to rear via gate.

Double Garage

19'5" x 18'

Power and lighting connected. Electric roller doors to front.

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.

AML

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

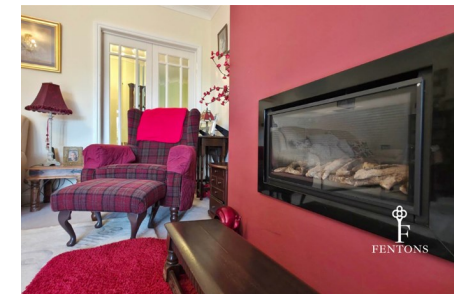
You will find a list of any/all referral fees we may receive on our website

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: F



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Payable 2026/2027 £3346.17 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

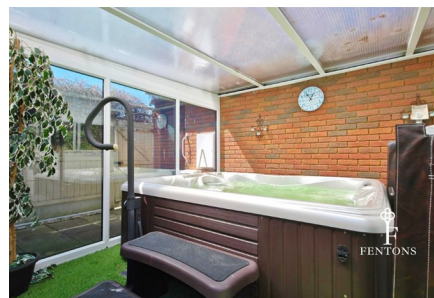
(Electricity): Yes

(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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GROUND 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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Call us on

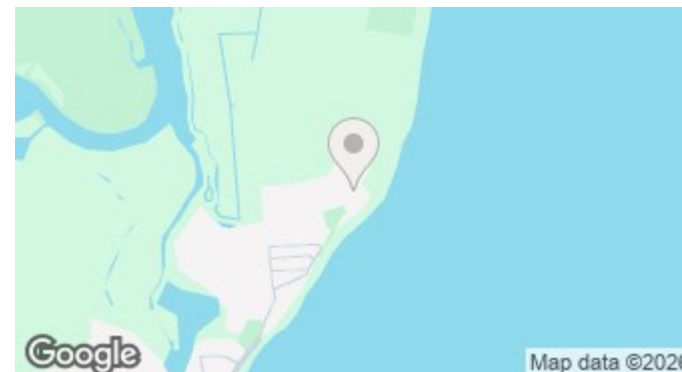
01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

Council Tax Band

F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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