



Skippers Way Walton On The Naze, CO14 8FD

Located on the popular 'Hamford Park' development, Sheen's Estate Agents are delighted to offer for sale this MODERN, FOUR/FIVE BEDROOM DETACHED HOUSE. The property benefits from an EN-SUITE to the master bedroom, garage and off street parking. The property is conveniently located a stones throw away from the Marks and Spencer food court and Aldi it is also within a short stroll of Walton's town centre, seafront and mainline railway station. 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**
- **15'8 Modern Kitchen**
- **En-Suite Shower Room**
- **Family Bathroom**
- **Gas Central Heating**
- **Double Glazed Windows**
- **Garage & Off Street Park**
- **Council Tax Band: E**
- **EPC Rating: B**



Price £375,000 Freehold

Accommodation comprises -

The accommodation comprises approximate room sizes:

Part glazed entrance door to;

Entrance Hall

Stair flight to first floor. Under stairs storage cupboard. Radiator. Doors to;

Utility Room & WC

Comprising Low level WC. Laminated roll edge work surfaces with inset circular sink unit. Integrated washing machine. Selection of high gloss units. Radiator.



Lounge

15'7 x 12'9

Double glazed French doors giving access to garden. Radiator.



Kitchen

15'8 x 10'12

Modern fitted kitchen comprising laminated work surfaces with inset one and a half bowl stainless steel sink unit. Inset 4 ring gas hob with extractor over. Integrated dishwasher, fridge freezer and waist height oven and grill. All appliances not tested. Selection of matching high gloss units at eye and floor level. Matching central island with cupboards under. Wall mounted gas boiler concealed in cupboard (not tested). Radiator. Double glazed window to front. Open access to;



Dining Room

12'9 x 10'9

Currently being used as a sitting room. Double glazed French doors to the garden. Radiator.



Study/Bedroom 5

10'1 x 8'10

Double glazed window to front. Radiator.



First Floor

Landing

Storage cupboard. Loft access. Radiator. Doors to:

Bedroom One

16'1 max x 15'4 max

Double glazed French doors leading to balcony. Double glazed window to front. Two sets of matching wardrobes with matching fitted dressing table. Radiator. Door to;



En-Suite Shower Room

Modern white suite comprising Low level WC. Pedestal hand wash basin with tiled splash backs. Independent fully tiled shower cubicle with wall mounted shower. Heated towel rail.



Bedroom Two

13'3 max x 10'2 max

Double glazed window to rear. Radiator. Fitted sliding door wardrobes.



Bedroom Three

13'3 x 10'2

Double glazed window to front. Radiator.



Bedroom Four

12'6 x 8'4

Double glazed window to rear. Radiator.



Bathroom

White suite comprises Low level WC. Pedestal hand wash basin with tiled splash back. Panelled bath with shower attachment. Radiator. Double glazed window to rear.



Outside Rear

Commencing with paved patio area with remainder being laid to slate shingle with stepping patio slabs. Timber storage shed. Flower and shrub beds. Outside power supply. Electric sun canopy. Outside tap. Door giving access to garage.



Outside Front

Expansive block paved driveway providing ample off street parking. Slate shingled area with small hedging.



Garage

Up and over door. Power and light connected. Door to garden.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band E; Payable 2026/2027 £2831.38 Per Annum

Any Additional Property Charges: Jan 2026 Annual service charge of £216.14

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

Non-Standard Property Features To Note:

LE0626

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. There will be an ADMIN CHARGE of £24 inclusive of VAT for a single applicant and £36 inclusive of VAT total for multiple applicants via a third party company who undertake our Anti Money Laundering checks.

REFERRAL FEES - You will find a list of any/all referral fees we may receive on our website www.sheens.co.uk.

Disclaimer - wide angle lens etc.

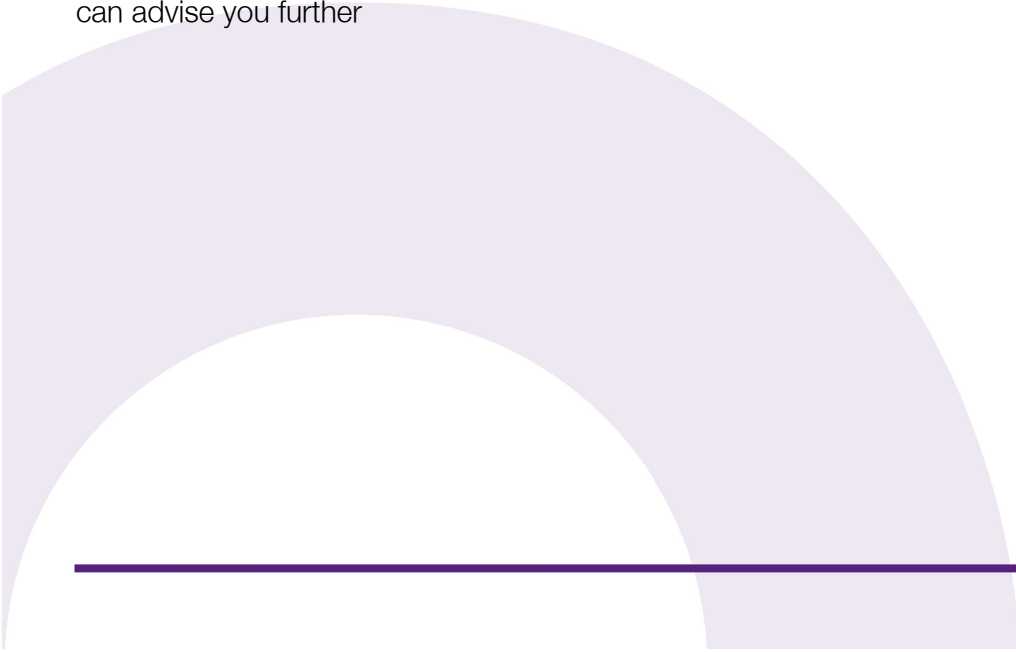
These particulars do not constitute part of an offer or contract. They should not be relied on as statement of fact and interested parties must verify their accuracy personally. All internal photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken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

Draft Details -

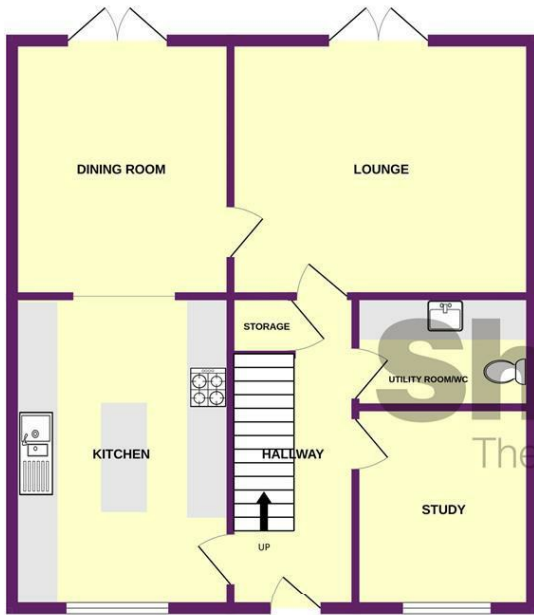
DRAFT DETAILS - NOT YET APPROVED BY VENDOR

Agents Note - Restrictive Covenants on Title

Please note we believe there are restrictive covenants and or easements on the title of the property. These are common with most properties in England. These should always be looked at by your legal representative who can advise you further



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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Selling properties... not promises

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