

FOR SALE

£290,000



## Audries Estate, Walton on the Naze, Essex. CO14 8TB

- Three Bedrooms
- Modern fitted kitchen/dining room
- Conservatory overlooking the rear garden
- Ample off-road parking
- Ground floor cloakroom
- Generous enclosed rear garden
- Gas central heating
- Double glazing throughout



## PROPERTY DESCRIPTION

Situated in a popular residential location, this beautifully presented three-bedroom semi-detached family home has been modernised throughout to offer stylish, spacious accommodation, making it an ideal purchase for families, first-time buyers or those looking to upsize. The property welcomes you with a bright entrance hall leading to a comfortable lounge with a bay window overlooking the front aspect. To the rear is a contemporary fitted kitchen/dining room featuring high-gloss units, quality worktops and integrated cooking appliances, providing the perfect space for everyday family life and entertaining. Double doors open directly into the conservatory, creating an additional reception area with lovely views over the generous rear garden. A useful utility room and modern ground floor cloakroom complete the ground floor accommodation. Upstairs offers three well-proportioned bedrooms, including a spacious principal bedroom, together with a modern family bathroom fitted with a white suite. Externally, the property enjoys an excellent-sized rear garden which is mainly laid to lawn, offering plenty of space for children to play, outdoor entertaining or keen gardeners. There are two timber sheds providing useful storage, while to the front the property benefits from a large shingle driveway providing ample off-road parking and access to the attached garage. Conveniently positioned close to local schools, shops and amenities, with Walton's seafront and railway station within easy reach, this is a fantastic family home ready to move straight into.

Viewing is highly recommended to fully appreciate everything this superb home has to offer.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

7' 3" x 13' 9" (2.21m x 4.19m) Entrance door to front aspect, under stairs storage cupboard, stairs to first floor, laminate flooring, radiator.

#### CLOAKROOM

3' 5" x 5' 7" (1.04m x 1.70m) Obscured window to side, WC, sink, laminate flooring, radiator.

#### LOUNGE

11' 10" x 13' 0" (3.61m x 3.96m) Double glazed bay window to front, laminate flooring, radiator.

#### KITCHEN/DINER

11' 5" x 17' 7" (3.48m x 5.36m) Range of high gloss units, quality worktops and integrated oven and hob. Double glazed window to rear, part tiled walls, laminate flooring, radiator. Door leading to conservatory.

#### CONSERVATORY

8' 8" x 18' 8" (2.64m x 5.69m) Double glazed windows and doors leading to rear garden, tiled flooring, radiator.

### FIRST FLOOR

#### LANDING

Fitted carpet, loft access.

#### BEDROOM ONE

10' 6" x 13' 2" (3.20m x 4.01m) Double glazed window to front, fitted carpet, radiator.

#### BEDROOM TWO

10' 8" x 13' 1" (3.25m x 3.99m) Double glazed window to rear, fitted carpet, radiator.

#### BEDROOM THREE

7' 3" x 7' 5" (2.21m x 2.26m) Double glazed window to front, fitted carpet, radiator.

#### BATHROOM

7' 3" x 7' 4" (2.21m x 2.24m) Suite comprising low level WC, hand basin and panelled bath with shower over. Obscured double glazed window to rear, fitted carpet, tiled walls, radiator.

### EXTERIOR

#### GARDEN

To the front:

Driveway, off road parking, garage.

To the rear:

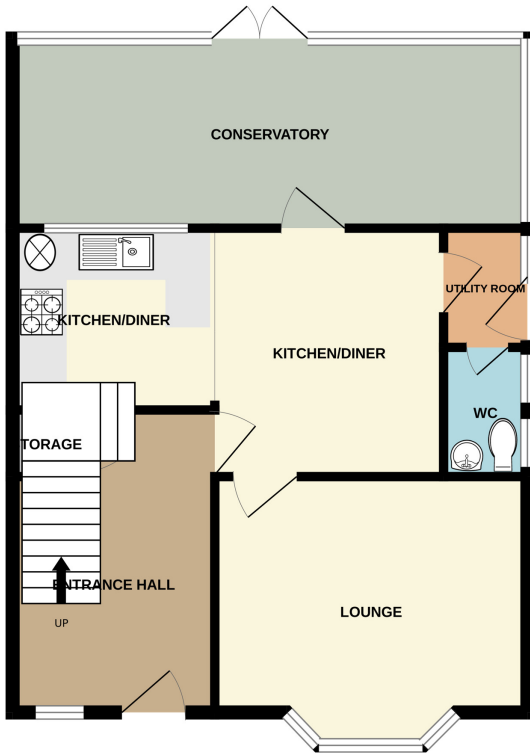
A good size rear garden laid to lawn, timber sheds and patio area.



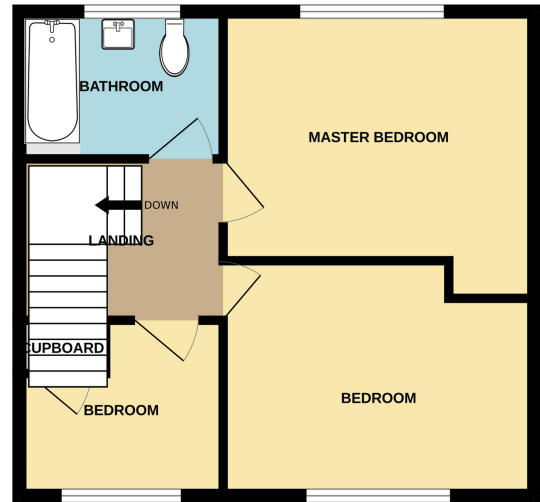
# FLOORPLAN



GROUND FLOOR



1ST FLOOR



AUDRIES ESTATE

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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