

GATEFIELD CLOSE, WALTON ON THE NAZE, ESSEX, CO14 8SH

Guide price

£325,000

FREEHOLD

- Three Bedrooms
- Bathroom & Shower Room
- Corner Plot Position
- Well Presented Throughout
- Bedroom Three/Sitting Room
- Garage & Ample Off Street Parking
- South Facing Garden
- Close to 'Triangle' Shopping Centre
- No Onward Chain
- Council Tax Band - D / EPC Rating - C



FENTONS
ESTATE AGENTS



**** GUIDE PRICE £325,000 - £340,000***** Situated on a generous CORNER PLOT within the sought-after Frinton Homelands development and being offered with NO ONWARD CHAIN, Fentons are delighted to present this exceptionally spacious THREE BEDROOM DETACHED BUNGALOW. The property features a separate bathroom and shower room, a substantial central dining room, and ample off-street parking leading to a detached garage. Ideally positioned, this attractive bungalow is just a short walk from the shopping facilities at the Triangle Shopping Centre and is within one mile of Frinton's town centre, mainline railway station, and seafront.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed entrance door giving access to:

Entrance Porch

Tiled flooring. Obscured door giving access to:

Shower Room

White suite comprises low level w/c. Vanity wash hand basin. Shower cubicle with wall mounted integral shower. Heated towel rail. Tiled flooring. Obscured sealed unit double glazed window to front.

Hallway

Three built in storage cupboards. Built in airing cupboard housing wall mounted combination boiler providing heat and hot water throughout. Door to:-

Bedroom One

13'5" x 9'

Built in wardrobes. Radiator. Sealed unit double glazed window to rear.

Bedroom Two

12'2" max x 9'

Built in wardrobes. Cupboard. Radiator. Sealed unit double glazed window to front.

Bathroom

White suite comprises low level w/c. Pedestal wash hand basin. Panelled bath with

shower attachment. Heated towel rail. Obscured sealed unit double glazed window to rear.

Dining Room

15'7" x 10'10"

Double doors to lounge. French doors with two obscured windows giving access to sitting room/bedroom 3. Obscured door to:

Kitchen

12'1" x 9'

Fitted with a range of matching fronted units. Marble effect rolled edge worksurfaces. Inset stainless steel bowl sink drainer unit. Further selection of matching units at both eye and floor level. Part tiled walls. Space for cooker. Wall mounted extractor fan. Plumbing for washing machine. Sealed unit double glazed window to front. Sealed unit double glazed window to side.

Lounge

23'3" x 11'

Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed windows to front and rear.

Sitting Room/Bedroom Three

11'8" x 11'7"

Radiator. Two sealed unit double glazed windows to rear. Sealed unit double glazed French style doors giving access to rear. Door to:-

Inner Hall

Obscured double glazed door giving access to rear.

Outside - Rear

South facing. Newly laid patio area. Private access door to garage. Gate giving access to front.

Outside - Front

The property is situated on a corner plot. Block paved driveway providing ample off street parking leading to detached garage.

Material Information - Freehold Property -

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2025/2026 £2216.84 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:

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

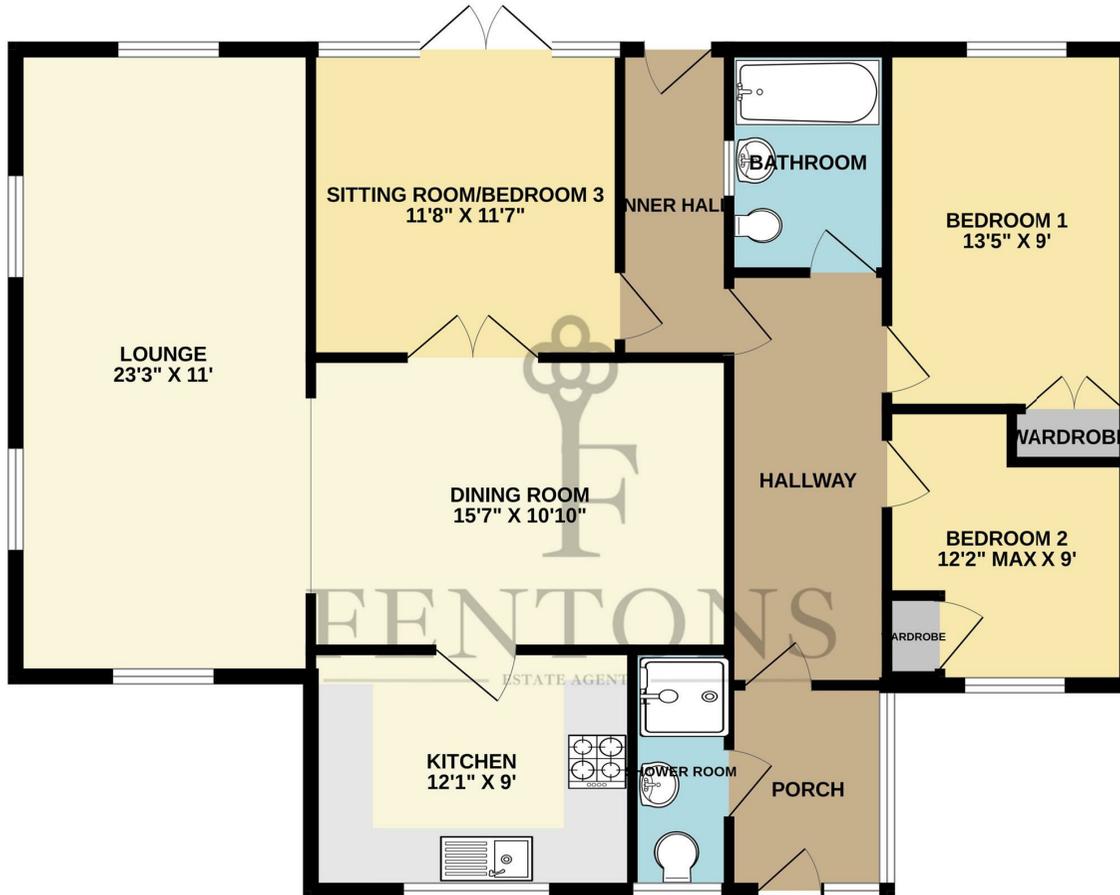
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GROUND FLOOR



Call us on

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Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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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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