



## Woodberry Way Walton-on-the-Naze, CO14 8EW

Nestled in the tranquil cul-de-sac of Woodberry Way, Walton On The Naze, this charming detached bungalow offers a delightful blend of modern living and coastal charm. The property was built in 2016 and spans an impressive 926 square feet, providing ample space for comfortable living. The bungalow features two well-proportioned reception rooms, en-suite to master bedroom, kitchen/breakfast room and a light and airy feel throughout. This property has beautifully landscaped gardens, garage and ample off street parking and is situated on a generous corner plot position. Additionally, Woodberry Way is conveniently located close to the seafront, allowing for easy access to the beach and within walking distance to Walton-on-the-Naze railway station with direct links to London Liverpool Street.

- Two Double Bedrooms
- Modern Kitchen & Bathrooms
- En-Suite to Master Bedroom
- Lounge & Open Access to Dining Area
- Corner Plot Position
- Private Cul-De-Sac Position
- Beautifully Landscaped Gardens
- Garage & Ample Off Street Parking
- Council Tax Band - D
- EPC Rating - B



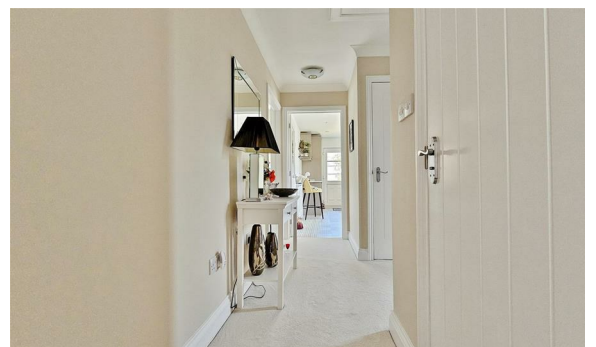
**Price £425,000 Freehold**

Accommodation comprises with approximate room sizes:-

Composite door leading to:

## Hallway

Built in storage cupboards. Loft access. Radiator. Doors to:



## Shower Room

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Fitted double length walk in shower cubicle with fitted shower screen and wall mounted shower attachment. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Obscured sealed unit double glazed window to front.



## Master Bedroom

13'2 x 10'9"

Range of fitted wardrobes, drawers and dressing table. Radiator. Sealed unit double glazed window to rear. Door to:



## En-Suite

Modern suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Fitted corner shower cubicle with double sliding doors and wall mounted shower attachment. Fully tiled walls. Wooden effect vinyl flooring. Spotlights. Extractor fan. Obscured sealed unit double glazed window to rear.



## Bedroom Two

13'2" x 9'5"

Range of fitted wardrobes, drawers and dressing table. Radiator. Sealed unit double glazed window to front.



## Kitchen/Breakfast Room

15'3" x 9'5"

Fitted with a range of high gloss fronted units. Marble surfaces. Inset one and a half ceramic bowl sink and marble drainer. Inset four ring electric hob with extractor hood above. Built in double eye level Neff electric oven and grill. Further selection of matching units both at eye and floor level. Built in high gloss larder cupboard with pull out drawers. Breakfast bar area providing seating. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Enclosed combination boiler providing heating and hot water throughout. Integral shelving. Marble splashback. Mosaic tiled effect vinyl flooring. Spotlights. Radiator. Sealed unit double glazed window to front. Sealed unit double glazed door leading to rear garden.



## Alternate Kitchen/Breakfast Room View



## Lounge

18'1" x 10'10"

Radiator. Sealed unit double glazed windows to side and rear aspect. Sealed unit double glazed 'French' style doors leading to rear garden. Open access to:



## Dining Area

10'9" x 8'1"

Radiator. Sealed unit double glazed window to rear.



### Outside - Rear

Corner plot position. Part paved area's. Remainder laid to lawn. Range of raised and soiled beds with an array of flowers, trees, shrubs and bushes. Outside tap. Outside lights. Small wooden shed to remain. Access to front via side gates. Private access door to garage with power and light connected and room for further white goods. Enclosed panelled fencing.



### Alternate Outside Rear View



## Outside - Front

Block paved driveway providing off street parking leading to garage with electric up and over door. Remainder laid to lawn with beds stocked with an array of flowers, trees, shrubs and bushes. Paved pathway leading to entrance door. Outside lights.



## Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council; Council Tax Band D; Payable 2026/2027 £2316.58 Per Annum

Any Additional Property Charges:

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:

### JD/12.25

ANTI-MONEY LAUNDERING REGULATIONS 2017 - Prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property in order for us to comply with current Legislation.

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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.

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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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