

FOR SALE

£320,000 Freehold



2 Hervilly Way, WALTON ON THE NAZE. CO14 8NT

- Detached Family Home
- Three Good Sized Bedrooms
- Open Plan Kitchen/Diner
- Ground Floor Cloakroom
- Spacious Lounge with Open Fireplace
- Easy Reach of Shops, Beach & Rail Services
- Driveway & Garage
- Gas Central Heating



PROPERTY DESCRIPTION

Moving Places are delighted to present this spacious and beautifully presented three-bedroom detached family home, situated in a sought-after residential location within the popular coastal town of Walton-on-the-Naze. Offering generous and versatile accommodation throughout, this superb family home is ideal for modern living. The ground floor comprises a welcoming entrance hall with a convenient cloakroom, a spacious dual-aspect lounge featuring a charming open fireplace, and an impressive open-plan kitchen/dining room. This sociable space offers ample worktop and storage space together with room for family dining, while French doors open directly onto the rear garden, making it perfect for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, together with a modern family bathroom. Externally, the property benefits from a private enclosed rear garden with a covered seating area, ideal for outdoor dining and relaxing throughout the year. To the front is a lawned garden, a driveway providing off-road parking and a detached garage. Conveniently located within easy reach of local schools, shops, Walton's award-winning beaches, seafront and mainline railway station with direct links to Colchester and London Liverpool Street, this property offers the perfect balance of coastal living and everyday convenience. Early viewing is highly recommended to fully appreciate the space, presentation and fantastic family lifestyle this wonderful home has to offer.



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

Obscure double glazed windows to front and side aspects. Entrance door.

ENTRANCE HALL

Obscure entrance door, textured ceiling, laminate flooring, stairs to first floor, under stairs cupboard, radiator.

CLOAKROOM

6' 6" x 4' (1.98m x 1.22m) Comprising low level WC, vanity wash hand basin, smooth ceiling, vinyl flooring. Obscure double glazed window to side aspect, radiator.

LOUNGE

22' 7" x 11' 10" narrowing to 10'6" (6.88m x 3.61m) Double glazed window to front aspect with additional secondary glazing, patio doors to kitchen/diner, open fire, laminate floor, smooth ceiling, radiator.

KITCHEN/DINER

20' 8" x 10' 11" narrowing to 9'2" (6.30m x 3.33m) Fitted with a range of matching wall and base units with complementary work surfaces incorporating a one and a half bowl sink and drainer unit. Central island providing additional preparation space and storage. Space for American-style fridge/freezer and further appliances. Laminate flooring and inset ceiling spotlights.

Dining Area

12' 8" x 10' (3.86m x 3.05m) Spacious dining area with ample room for a family dining table and chairs. Double glazed French doors opening onto the rear garden, tiled flooring, radiator and inset ceiling spotlights.

FIRST FLOOR

LANDING

Double glazed window to side aspect, fitted carpet, textured ceiling, access to loft housing gas boiler, airing cupboard, radiator.

MASTER BEDROOM

12' x 11' 11" (3.66m x 3.63m) Double glazed window to rear aspect, fitted wardrobes, fitted carpet, smooth ceiling, radiator. Door leading to en-suite.

BEDROOM TWO

11' 10" x 10' (3.61m x 3.05m) Double glazed window to front aspect, fitted carpet, smooth ceiling, radiator.

BEDROOM THREE

9' 10" x 9' 1" (3.00m x 2.77m) Double glazed window to rear aspect, fitted carpet, smooth ceiling, radiator.

BATHROOM

7' 7" x 6' 6" (2.31m x 1.98m) Suite comprising low level WC, pedestal sink, panelled bath with shower attachment. Obscure double glazed window to front aspect, tiled walls, vinyl flooring, smooth ceiling, heated towel rail.

EXTERIOR

GARDEN

To Front: Blocked paved driveway providing off street parking leading to garage and entrance door, remainder being laid to lawn with borders and beds.

To Rear: Commencing with patio area, laid to lawn with borders and beds, greenhouse, shed. Access to front via door to front.

DETACHED GARAGE

Up and over door, window to rear and courtesy door to side.



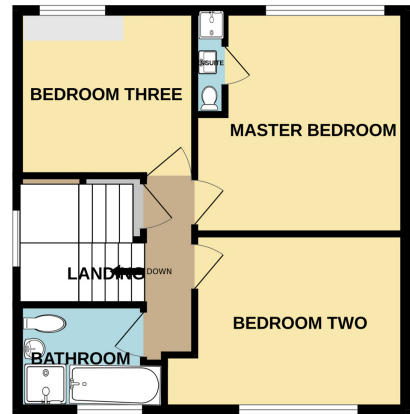
FLOORPLAN



GROUND FLOOR



1ST FLOOR



HERVILLY WAY

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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