

FOR SALE

£390,000 Freehold



1 Brian Bishop Close, WALTON ON THE NAZE. CO14 8QH

- Corner Plot In Cul-De-Sac Location
- Extended & Detached Bungalow
- Two Double Bedrooms
- Master Bedroom With En-Suite
- Two Reception Rooms
- Fully Integrated Kitchen
- Utility/Laundry Room
- Private Rear Garden
- Driveway & Garage
- Close To M&S & Aldi



PROPERTY DESCRIPTION

Nestled on a corner plot in a quiet Cul-De-Sac close to Titchmarsh Marina, M&S and Aldi in WALTON ON THE NAZE, My Moving Places have the pleasure in offering For Sale this EXTENDED TWO DOUBLE BEDROOM DETACHED BUNGALOW. Internally you step through a Bright Porch and into a Good Sized Entrance Hall. Two Double Bedrooms with an En-Suite to the Master can be accessed as well as the Bathroom, Three Storage Cupboards, Lounge and Kitchen. The Kitchen with Fully Integrated Appliances leads through to the Rear Facing Dining Room with a Feature Half Pitched Glazed Roof and through to the Utility/Laundry Room. The Garden can be accessed from the Laundry, Dining Room and Lounge and is a Good Size. To the Front is a Driveway providing Off-Road Parking for multiple vehicles and a Garage. In our opinion a viewing is strongly recommended to fully appreciate the size of this well positioned home.



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

Obscure double glazed windows to front and side aspect, vinyl flooring, door to entrance hall.

ENTRANCE HALL

Laminate flooring, airing cupboard housing hot water tank, coat cupboard, deep storage cupboard with double glazed window to side aspect, access to insulated loft, smooth and coved ceiling, radiator.

BEDROOM ONE

11' 8" x 12' 5" (3.56m x 3.78m) Double glazed bay window to front aspect, fitted carpet, fitted wardrobes, fitted dressing table, cupboard housing boiler, opening to en-suite, smooth and coved ceiling, radiator.

EN-SUITE

7' 10" x 3' 1" (2.39m x 0.94m) Comprising of low level W.C, wash hand basin, shower cubicle, vinyl flooring, smooth ceiling.

BEDROOM TWO

15' 2" x 7' 9" (4.62m x 2.36m) Double glazed window side aspect, fitted carpet, smooth and coved ceiling, radiator.

BATHROOM

5' 7" x 7' 9" (1.70m x 2.36m) Heritage suite comprising, low level W.C, vanity wash hand basin, panelled bath with shower attachment. Obscure double glazed window front aspect, vinyl flooring, smooth ceiling, heated towel rail.

LOUNGE

16' x 12' 5" (4.88m x 3.78m) Double glazed sliding door to garden, fitted carpet, smooth and coved ceiling, door to dining room, radiator.

KITCHEN

11' 10" x 10' 3" (3.61m x 3.12m) Range of matching base, eye level and drawer units, work surface, inset ceramic one and a half bowl sink and drainer, inset four ring electric hob with extractor over, Built in electric double oven, built in dishwasher, space for fridge/freezer. LVT flooring, smooth ceiling with spot lights.

DINING ROOM

16' 9" x 8' (5.11m x 2.44m) Double glazed windows to rear and side aspect, LVT flooring, double glazed French doors to garden, tiled flooring, half pitched glass roof, radiator.

UTILITY/LAUNDRY ROOM

9' 7" x 7' 7" (2.92m x 2.31m) Range of matching units, roll edge work surface inset stainless steel sink and drainer unit. Space and plumbing for washing machine and tumble dryer. UPVC door to garden, two double glazed windows to front and rear aspects, vinyl flooring, tiled splashbacks, radiator, smooth ceiling.

EXTERIOR

GARDEN

To Front: Laid to lawn with steps to porch, concrete driveway to garage giving access for off street parking, gate to side to rear garden, outside tap.

To Rear: Patio area, remainder laid to lawn with raised decking area, door to garage. Side gate giving access to front.



FLOORPLAN & EPC



ACCOMMODATION



BRIAN BISHOP CLOSE

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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