

WILLOW WALK, WEELEY, ESSEX, CO16 9HY

Price

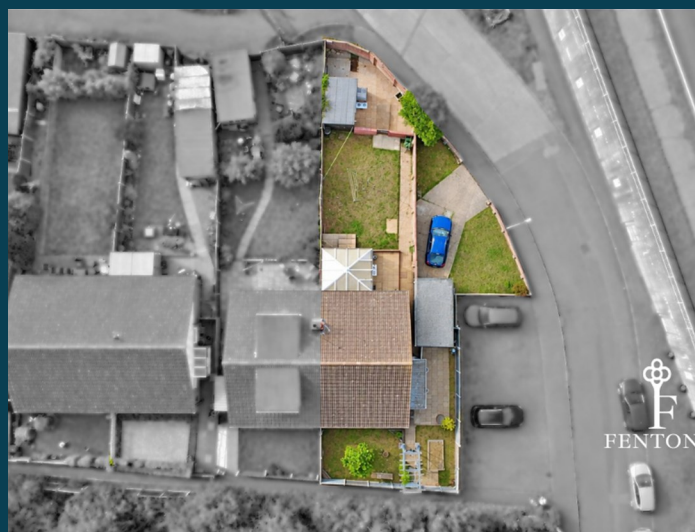
£280,000

FREEHOLD

- Two Bedrooms
- Conservatory
- En-Suite Shower Room To Master Bedroom
- Large Corner Plot With Potential To Extend S.T.P.P.
 - Potential To Convert Loft Space S.T.P.P.
- Detached Garage & Ample Off Street Parking
 - Sought After Weeley Village Location
 - Additional Allocated Parking Space
- Council Tax Band - B
- EPC Rating - C



FENTONS
ESTATE AGENTS



Situated in the popular village of Weeley, Fentons are delighted to bring to market this beautifully presented, TWO BEDROOM SEMI-DETACHED BUNGALOW. The property occupies an attractive CORNER PLOT with generous gardens, excellent parking and exciting future potential. The property offers a spacious porch with storage, a welcoming lounge featuring a log burner, a conservatory overlooking the garden, an en-suite shower room to the master bedroom and a further shower room. Externally, the property benefits from a spacious rear garden, garage, off road parking and an additional allocated parking space. Subject to the necessary planning permissions, the generous plot may offer potential for an additional dwelling, creating an exciting opportunity for an annexe, holiday let, Airbnb or rental property and also has the potential to convert the loft space or extend. Ideally positioned close to Weeley Train Station, with links to London Liverpool Street and offering convenient access to the A120 towards Colchester and beyond. The village itself benefits from local shops, a bakery, primary school and a strong community atmosphere. Early viewing is highly recommended to appreciate all this fantastic home has to offer.

Accommodation comprises of approximate room sizes

Sealed unit double glazed door leading to:

Porch

Built in storage cupboard. Sealed unit double glazed door to side leading to rear garden. Sealed unit double glazed window to side. Obscured sealed unit double glazed door leading to:

Hall

Radiator. Door to:

Kitchen

11' x 8'11"

Fitted with a range of matching fronted units. Rolled edge work surfaces. Inset stainless bowl sink and drainer unit. Inset four ring electric hob with extractor hood above and double oven under. Further selection of units both at eye and floor level. Space for American style fridge freezer. Part tiled walls. Vinyl flooring. Plumbing for washing machine. Sealed unit double glazed window to front.

Hallway

Loft access with pull down ladder and houses newly installed combination boiler and is fully boarded with potential to convert S.T.P.P. Laminate flooring. Radiator. Doors to:

Master Bedroom

13' x 11'3"

Two radiators. Sealed unit double glazed window to front. Door to:

En-Suite Shower Room

Enclosed shower cubicle with wall mounted shower attachment. Vanity wash hand basin with mixer tap and cupboard under. Fully tiled walls. Tiled flooring. Spotlights. Extractor fan. Wall mounted heated towel rail.

Bedroom 2

9'8" x 9'

Laminate flooring. Radiator. Sealed unit double glazed sliding patio door leading to rear garden.

Shower Room

Suite comprises of low level WC. Vanity wash hand basin with mixer tap and drawers under. Fitted shower cubicle with sliding door and wall mounted shower attachment. Part tiled walls. Vinyl flooring. Radiator. Obscured sealed unit double glazed window to side.

Lounge

15'9" x 11'3"

Featured fireplace with log burner. Radiator. Sealed unit double glazed sliding patio door leading to:

Conservatory

11'10" x 11'6"

Tiled flooring. Radiator. Sealed unit double glazed windows to side and rear. Sealed unit double glazed 'French' style doors leading to rear garden. Sealed unit double glazed door to side leading to:

Outside - Rear

Partly paved areas. Remainder laid to lawn. Access to garage and additional side garden via side gate. Additional side gate leading to front. Featured brick wall with iron gate leading to additional garden space laid to concrete and houses a kennel or ideal space for garden room or outbuilding. Enclosed by brick wall and panelled fencing.

Outside - Side

Concrete driveway providing off street parking for several vehicles leading to garage with up and over door. Remainder laid to lawn which could provide further parking. Additional communal allocated parking space to the side of the property.

Outside - Front

Concrete pathway leading to entrance door. Remainder laid to lawn. Raised beds laid to shingle. Fitted pergola. Gate leading to walkway and side of the property. Enclosed by low panelled fencing.

Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: B

Payable 2026/2027 £1750.62 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:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A



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AML

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

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside 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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Call us on

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www.fentonsestates.co.uk

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		

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