

# KIRBY ROAD, WALTON-ON-THE-NAZE, ESSEX, CO14 8RJ

Price

£545,000

FREEHOLD

- Extended With Three Double Bedrooms
- Completely Refurbishment & Modernisation Throughout
- Stunning 28'1" Kitchen/Diner/Family Room With Underfloor Heating
  - En-Suite & Walk-In Wardrobe To Master Bedroom
  - Immaculate Four Piece Bathroom Suite
- 90' Rear Garden With Large Entertaining Decked Area
- Fully Re-Wired & Newly Installed Heating System throughout
  - Ample Off Street Parking & Garage
  - Sought After Non-Estate Position In Coastal Town
  - EPC Rating C/ Council Tax Band - D



FENTONS  
ESTATE AGENTS



Having undergone an extensive full programme of modernisation and refurbishment throughout, Fentons Estate Agents have the pleasure in bring to market this STUNNING, EXTENDED THREE DOUBLE BEDROOM DETACHED BUNGALOW. The exquisite attention to detail is on show throughout the property which boasts an en-suite and walk-in wardrobe to the master bedroom, four piece family bathroom suite, 28'1" x 14'7" kitchen/diner/family room with triple patio doors opening onto a 90' rear garden. To the front is ample off street parking for several vehicles leading to a garage. Located in a NON-ESTATE position in the sought after coastal town of Walton-on-the-Naze and within easy reach of local shopping amenities and beautiful countryside walks an early viewing is strongly recommended to full appreciate the property and accommodation which is on offer.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed composite entrance door leading to:

#### Hallway

Fitted full length double storage cupboard with fitted bevelled edge wood seating and storage under. Two feature traditional column radiators. Loft access with pull down ladder (part boarded with power and lighting connected). Luxury 'Herringbone' vinyl flooring. Double doors leading to kitchen/family room. Double doors to utility cupboard. Doors to bedrooms.

#### Utility/Storage Cupboard

Fitted with marble effect square edge work surface with inset butler sink and mixer tap. Floor level storage cupboards and over head shelving. Space for tumble dryer and plumbing for automatic washing machine.

#### Master Bedroom

14'1" x 12'1"

Built in walk-in wardrobe. Feature traditional column radiator. Fitted bay seating. Sealed unit double glazed 'Georgian' style bay window to front. Door to:

#### En-Suite

Modern suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted double length shower cubicle with wall mounted integrated shower controls and overhead 'rainfall' shower and separate attachment. Part tiled walls. Tiled flooring. Fitted extractor fan. Heated towel rail.

#### Bedroom Two

13'7" x 13'1"

Feature traditional column radiator. Sealed unit double glazed 'Georgian' style bay window to front.

#### Bedroom Three

13'7" x 9'10"

Fitted full length double wardrobe with fitted drawers and further storage cupboards. Feature traditional column radiator. Sealed unit double glazed 'Georgian' style window to side.

#### Family Bathroom

Modern four piece white suite comprising of low level W/C with concealed cistern. Vanity wash hand basin with storage cupboards under. Fitted bath with central taps pull out shower attachment. Oversized fitted shower cubicle with integrated shower controls and overhead 'rainfall' shower and separate attachment. Part tiled walls. Tiled flooring. Fitted ornamental shelving. Heated towel rail. Fitted extractor fan. Obscured sealed unit double glazed 'Georgian' style window to side.

#### Kitchen/Diner/Family Room

28'1" x 14'7"

#### Kitchen/Diner Area

Fitted with a range of modern matching fronted units with integrated handles. Bevelled edge stone work surfaces. Inset multi ring induction hob with integrated extractor above. Further selection of matching units at both eye and floor level. Integrated fridge/freezer. Built in eye level 'Neff' oven and combi microwave. Integrated wine fridge. Integrated dishwasher. Central island with seating. Inset butler style sink with 'Quooker' mixer tap. Inset champagne cooler. Plinth lighting. Under unit lighting. Luxury 'Herringbone' vinyl flooring with underfloor heating on separate thermostatic control. Sealed unit double glazed picture length window to rear. Sealed unit double glazed triple sliding patio doors giving access to rear garden. Glass rooflight  
Open plan to:

76 KIRBY ROAD, WALTON-ON-THE-NAZE, ESSEX, CO14 8RJ



### Lounge Area

Media wall with inset electric fire and fitted shelving and floor level storage units. Luxury 'Herringbone' vinyl flooring with underfloor heating. Glass rooflight. Sealed unit double glazed picture length window to rear.

### Outside - Rear

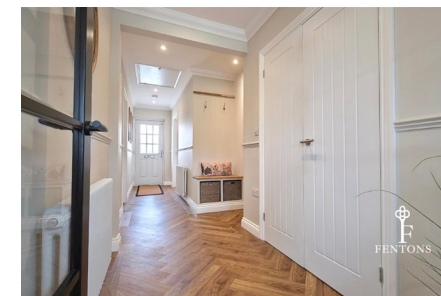
Composite non-slip decking area. Majority laid to lawn. Hard standing patio seating area. Borders well stocked with flowers, shrubs, bushes and trees. Outside lights. Outside socket. Enclosed by panel fencing. Further raised beds. Open access to side. Private access door to garage. Access to front via both sides.

### Outside - Front

Undergone complete remodelling with a large hard standing paved driveway providing ample off street parking with wall lights. Part laid to lawn. Borders stocked with mature bushes. Raised bed stocking flowers. Step leading to raised patio giving access to entrance door.

### 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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#### 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

#### Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2026/2027 £2,316.58 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



76 KIRBY ROAD, WALTON-ON-THE-NAZE, ESSEX, CO14 8RJ



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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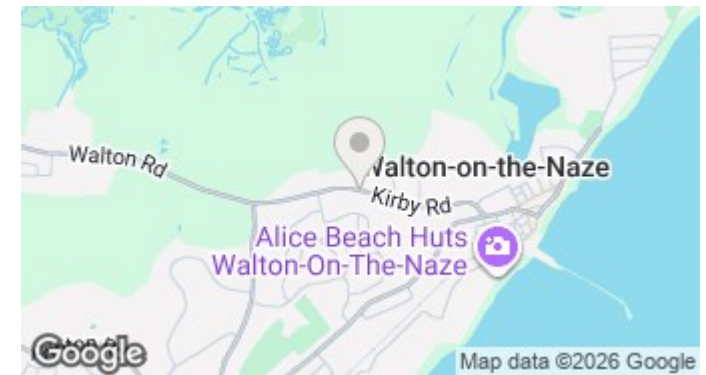
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Council Tax Band

C



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		67	
(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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