





AMBROSE WAY, WALTON-O-THE-NAZE, ESSEX, CO14 8FP

Price

£324,995

FREEHOLD

- Three Bedrooms
- En-Suite To Master Bedroom
- Spacious Lounge Overlooking Secluded Rear Garden
- Ground Floor Cloakroom & First Floor Bathroom
- Popular Hamford Park Development
- Garage & Off Road Parking
- South Facing Secluded Rear Garden
- Viewing Highly Advised
- Council Tax Band - D
- EPC Rating - B

3 2 1 B

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Situated on a quiet road within the sought after 'Hamford Park development', Fentons are delighted to bring to market this well presented, THREE BEDROOM DETACHED HOUSE. The ground floor comprises a spacious lounge overlooking a secluded SOUTH FACING rear garden and a modern fitted kitchen with integrated appliances and a convenient downstairs cloakroom. Upstairs offers three well proportioned bedrooms, including a master bedroom with en-suite, alongside a contemporary family bathroom. Externally, the property benefits from a 7 METRE DETACHED GARAGE. Ambrose Way is ideally located close to Walton town centre, local schools and public transport links. An early viewing is highly recommended.

Accommodation comprises of approximate room sizes

Obscured sealed unit double glazed door leading to:

Entrance Hall
Stair flight to first floor. Under stairs storage cupboard. Vinyl flooring. Radiator. Door to:

Kitchen/Breakfast Room
Fitted with a range of matching fronted units. Wooden hard edge work surfaces. Inset one and a half stainless bowl sink and drainer unit with mixer tap. Inset four ring electric hob with extractor hood above. Built in double eye level electric oven. Integrated fridge/freezer, washing machine and dishwasher. Enclosed boiler providing heating and hot water throughout. Further selection of units both at eye and floor level. Under cupboard lighting. Plinth lighting. Vinyl flooring. Radiator. Sealed unit double glazed window to front.

Cloakroom
Low level WC. Pedestal wash hand basin. Part tiled walls. Vinyl flooring. Extractor fan. Radiator.

Lounge
Media wall with integral shelving and inset featured electric fire. Vinyl flooring. Radiator. Sealed unit double glazed 'French' style doors leading to rear garden.

Landing
Loft access. Radiator. Doors to:

Master Bedroom
Built in wardrobes with integral shelving and strip lights. Radiator. Sealed unit double glazed window to front. Door to:

En-Suite
Modern suite comprises of low level w/c. Pedestal wash hand basin with mixer tap. Fitted shower cubicle with sliding door and wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail. Obscured sealed unit double glazed window to front.

Bedroom 2
Radiator. Sealed unit double glazed window to rear.

Bedroom 3
Radiator. Sealed unit double glazed window to rear.

Bathroom
Suite comprises of low level w/c. Pedestal wash hand basin with mixer tap. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Part tiled walls. Tiled flooring. Extractor fan. Wall mounted heated towel rail.

Outside - Rear

Part paved area. Remainder laid to astroturf and bark. Outside tap, socket and lighting. Private access door to garage. Access to front via side gate. Enclosed by brick walls and panelled fencing.

Outside - Front

Block paved driveway providing off street parking leading to garage with up and over door. Remainder laid to stones. Pathway leading to entrance door.

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: 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.

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.

REFERRAL FEES

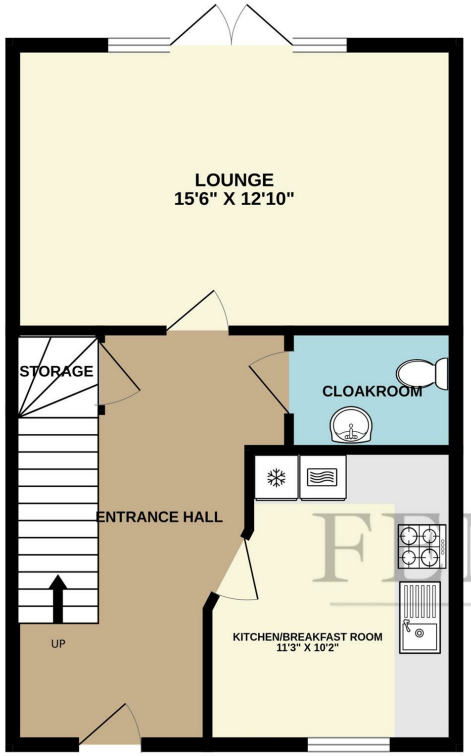
You will find a list of any/all referral fees we may receive on our website



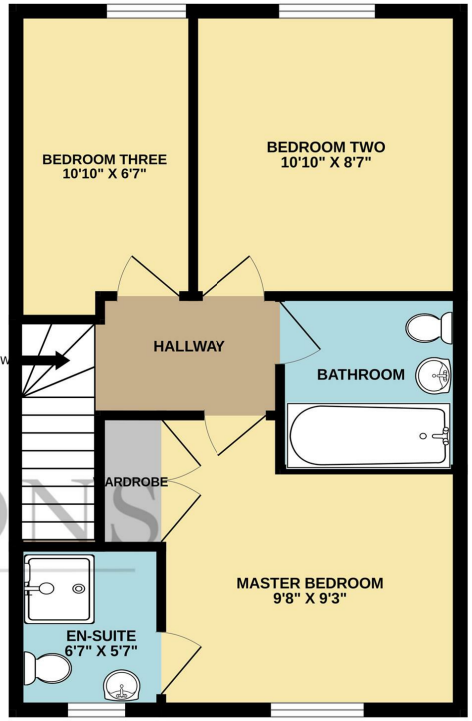




GROUND FLOOR



1ST FLOOR



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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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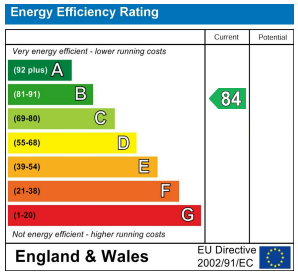
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Council Tax Band

D





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