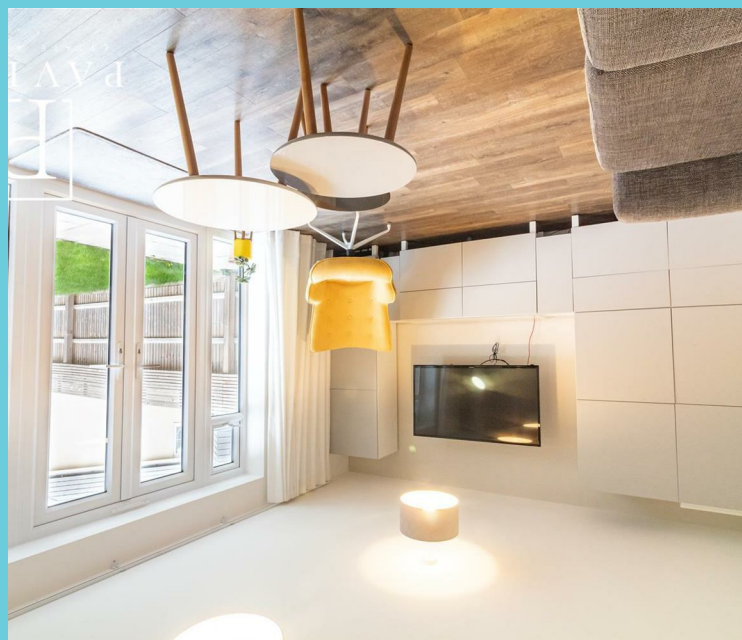
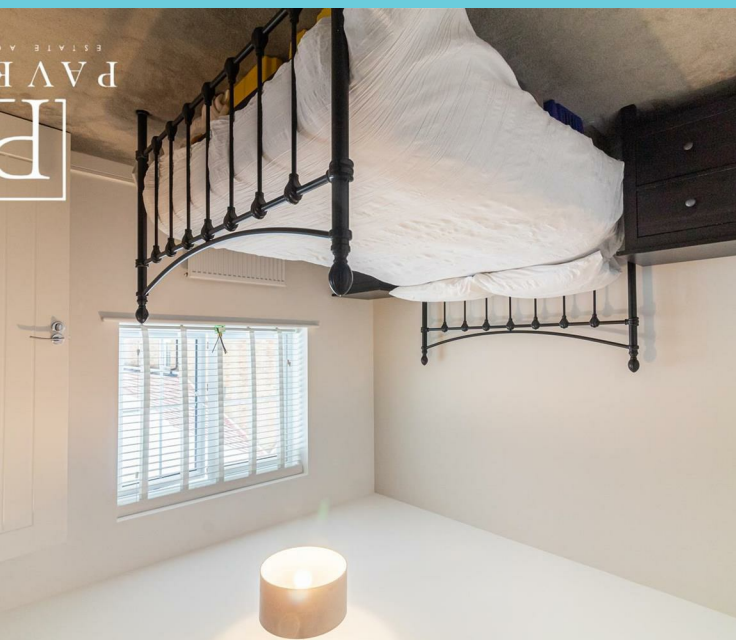
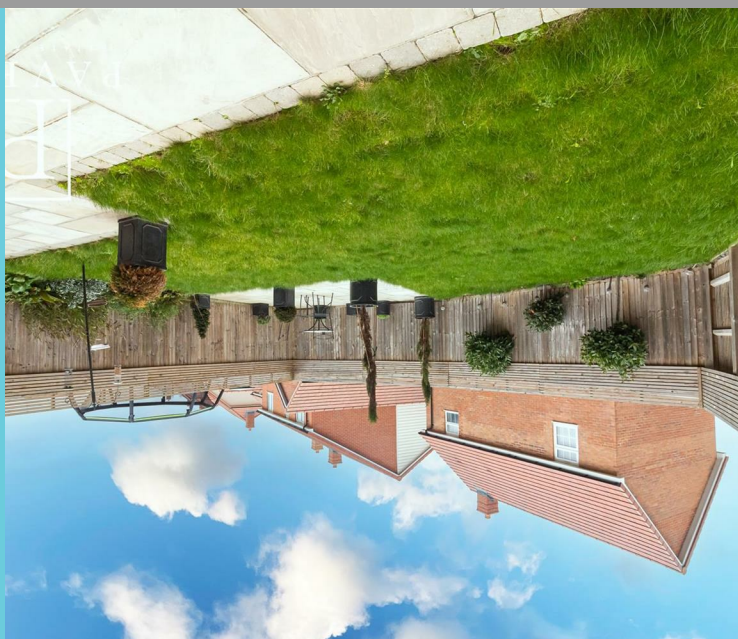
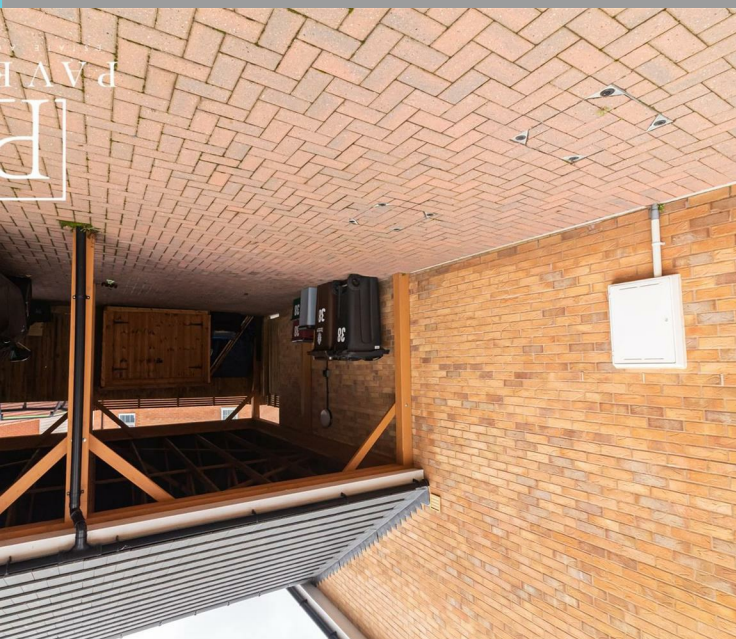




38, Arthur Ransome Way
Walton On The Naze, CO14 8FB

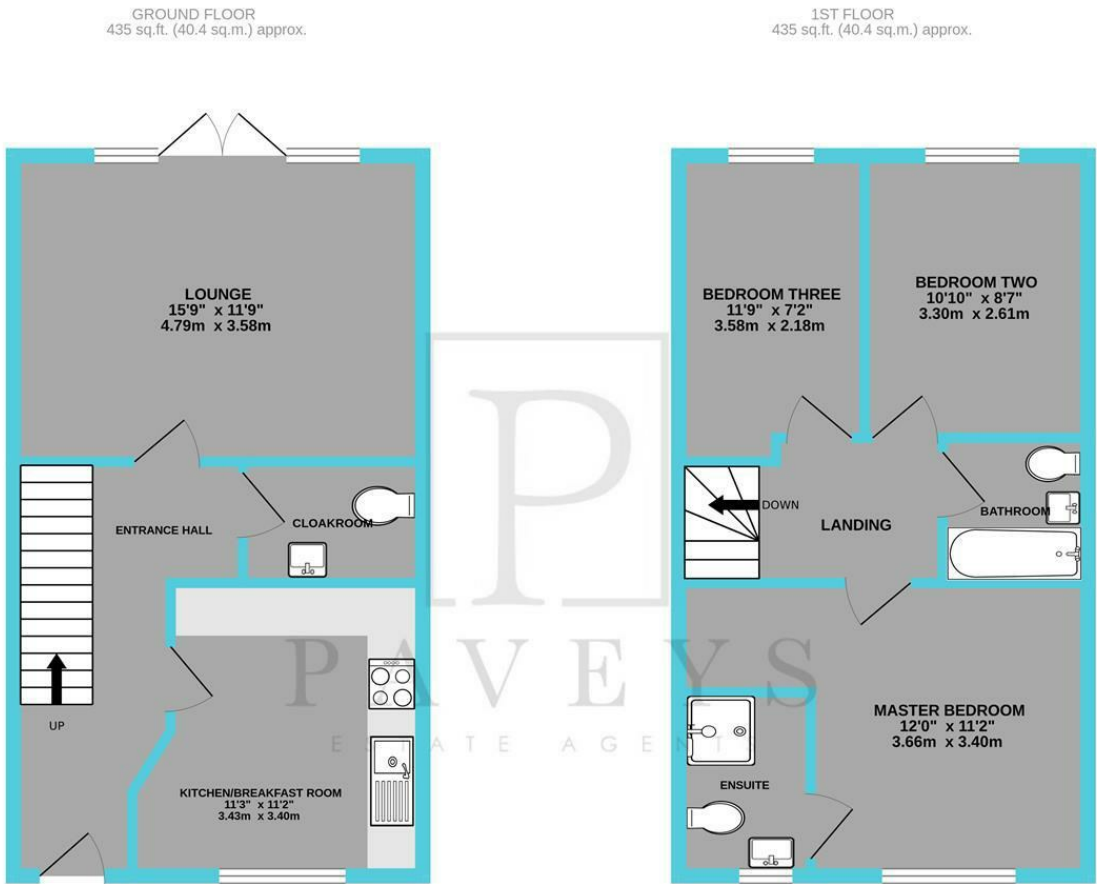
Guide price £295,000 Freehold


~~~~~GUIDE PRICE £295,000-£320,000~~~~~

Located on the popular HAMFORD PARK DEVELOPMENT is this recently constructed THREE BEDROOM DETACHED FAMILY HOME with CAR PORT & OFF STREET PARKING. This beautiful family home has a fresh and modern interior and is ready to move into. Key features include a lounge with French doors to the private garden, contemporary kitchen diner with appliances, ground floor cloakroom, three first floor bedrooms with the master bedroom being en-suite and the family bathroom. Outside is a private rear garden with patio areas, car port and off road parking for two vehicles. Hamford Park was developed in 2019 and is conveniently positioned within walking distance to the Walton & Frinton Yacht Club, the Walton Mere, beautiful beach and the shops, cafes and public houses in Walton-on-the-Naze Town Centre. An internal viewing is highly recommended. Call Paveys today to arrange a viewing.



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            | <b>83</b>               |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



TOTAL FLOOR AREA - 871 sq.ft. (80.9 sq.m.) approx.  
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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ENTRANCE HALL

Composite entrance door with inset glass to front aspect, wood effect flooring, smooth ceiling, stair flight to First floor, under stairs storage cupboard, fitted shoe cupboard (to remain), radiator.

CLOAKROOM

White suite comprising low level WC and pedestal wash hand basin, wood effect flooring, smooth ceiling, part tiled walls, wall mounted medicine cabinet (to remain), extractor fan, radiator.

KITCHEN DINER 11'3" x 10'2" (3.43m x 3.10m)

Modern white high gloss over and under counter units, squared edge work surfaces and upstands, under unit and plinth lighting, inset stainless steel sink and drainer with mixer tap. Built in eye level double oven, inset four ring induction hob with fitted extractor fan over. Integrated washing machine, dishwasher and fridge freezer. Cupboard housing wall mounted combination boiler (not tested). Double glazed window to front, wood effect flooring, smooth ceiling.

LOUNGE 15'9" x 11'9" (4.80m x 3.58m)

Double glazed French doors and full height panels to rear garden. Wood effect flooring, smooth ceiling, TV point, modern grey freestanding wall storage unit (to remain), upright panel radiator.

FIRST FLOOR

FIRST FLOOR LANDING

Fitted carpet, smooth ceiling, loft access, radiator.

MASTER BEDROOM 12' x 11'2" (3.66m x 3.40m)

Double glazed window to front, fitted carpet, smooth ceiling, wardrobe to remain, mirror fronted freestanding wardrobe (to remain), door to En-Suite, radiator.

EN-SUITE SHOWER ROOM

Modern white suite comprising low level WC, pedestal wash hand basin and corner shower cubicle with wall mounted electric shower. Double glazed window to front, wood effect flooring, part tiled walls. smooth ceiling, mirror fronted medicine cabinet (to remain), cupboard with storage shelves (to remain), extractor fan, radiator.

BEDROOM TWO 10'10" x 8'7" (3.30m x 2.62m)

Double glazed window to rear, fitted carpet, smooth ceiling, mirror fronted freestanding wardrobe (to remain), radiator.

BEDROOM THREE 12'5" x 6'7" (3.78m x 2.01m)

Double glazed window to rear, fitted carpet, smooth ceiling, mirror fronted freestanding wardrobe (to remain), radiator.

BATHROOM

Modern white suite comprising of low level WC, pedestal wash hand basin, panelled bath with mains shower and glass screen over. Wood effect flooring, smooth ceiling, part tiled walls, mirror fronted medicine cabinet (to remain), extractor fan, radiator.

OUTSIDE FRONT

Paved pathway and shingled beds. Access to Car Port, gated access to rear, exterior lighting.

CAR PORT

Car port, block paved driveway providing off street parking for two vehicles. Exterior lighting, exterior power point, timber storage shed housing tumble dryer (both items to remain).

OUTSIDE REAR

Private garden with retaining fencing, lawn area with shrub and flower borders, two patio areas, outside tap, gated side access to front.

IMPORTANT INFORMATION

Council Tax Band: D  
Tenure: Freehold  
Energy Performance Certificate (EPC) rating: B  
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.