

STABLEFIELD ROAD, WALTON ON THE NAZE, ESSEX, CO14 8UQ

Price

£365,000

FREEHOLD

- Three Bedrooms
- West Facing Garden
- Immaculately Presented Throughout
- Re-Wired & Newly Installed Central Heating System
 - Modern Kitchen/Shower Room
 - Frinton Homelands Development
 - Utility Area
 - Garage & Off Road Parking
 - Council Tax Band - D
 - EPC Rating - D



FENTONS
ESTATE AGENTS



Beautifully refurbished throughout by the current owners, Fentons are delighted to present this immaculate THREE BEDROOM DETACHED BUNGALOW. Located within the sought after 'Frinton Homelands' development, the property features a stylish modern kitchen and shower room, complete rewiring, and a newly installed central heating system. Outside, you'll find a stunning, landscaped WEST FACING rear garden, along with a garage and generous off street parking. A viewing is highly recommended to fully appreciate the accommodation on offer.

Accommodation comprises of approximate room sizes:

Entrance via obscured double glazed doors leading into:

Porch

Double glazed door opening into:

Hallway

Three built in storage cupboards, one housing a combination boiler (approximately three years old) supplying heating and hot water throughout. Loft access. Spotlights. Wood effect laminate flooring. Doors leading to:

Bedroom One

13'1" x 8'4"

Fitted wardrobes with mirrored sliding doors. Radiator. Double glazed window to front.

Bedroom Two

13'1" x 8'3"

Radiator. Double glazed window to front.

Shower Room

Comprising a modern white suite including low level WC Vanity wash basin with storage below. Walk in shower cubicle with wall mounted shower. Heated towel rail. Part tiled walls. Wood effect laminate flooring. Extractor fan. Spotlights. Obscured double glazed window to side.

Dining Room

11'11" x 9'4"

Radiator. Wood effect laminate flooring. Spotlights. Double glazed window to side. Open access to:

Kitchen

13'8" x 8'6"

Fitted with a range of contemporary matching units and square edge work surfaces. Features include a ceramic one and a half bowl sink with drainer. Four ring gas hob with extractor above. Built in eye level electric oven. Integrated dishwasher and wine fridge with additional wall and base units. Space for fridge/freezer. Part tiled walls. Wood effect laminate flooring. Spotlights. Double glazed window to side and obscured glazed door leading to:

Utility

11'1" x 4'11"

Plumbing for a washing machine and space for a tumble dryer. Tiled flooring. Double glazed windows to side. Doors providing access to both the front and rear.

Bedroom Three

17'1" x 6'11"

Radiator. Double glazed window to rear.

Lounge

14'1" x 11'8"

Radiator. Double glazed patio doors leading to:

Outside - Rear

A private, landscaped west facing garden featuring a patio seating area and lawn, with well stocked flower and shrub borders. Includes a greenhouse and shed which both to remain. Outside lighting. Access to the garage. Enclosed by panelled fencing.

Outside - Front

Part shingled with a hardstanding area providing ample off street parking leading to garage with up and over door.

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Material Information - Freehold Property

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: D

Payable 2025/2026 £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

MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER)

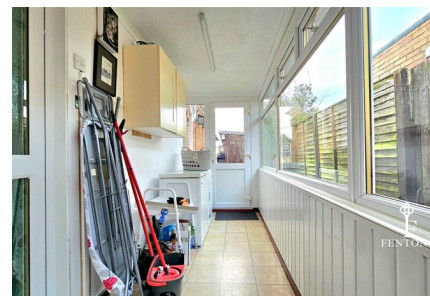
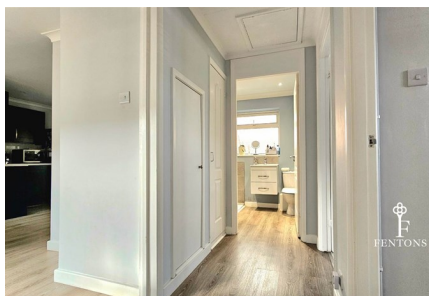
REGULATIONS 2017 - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

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



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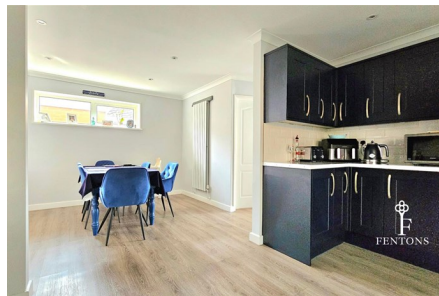
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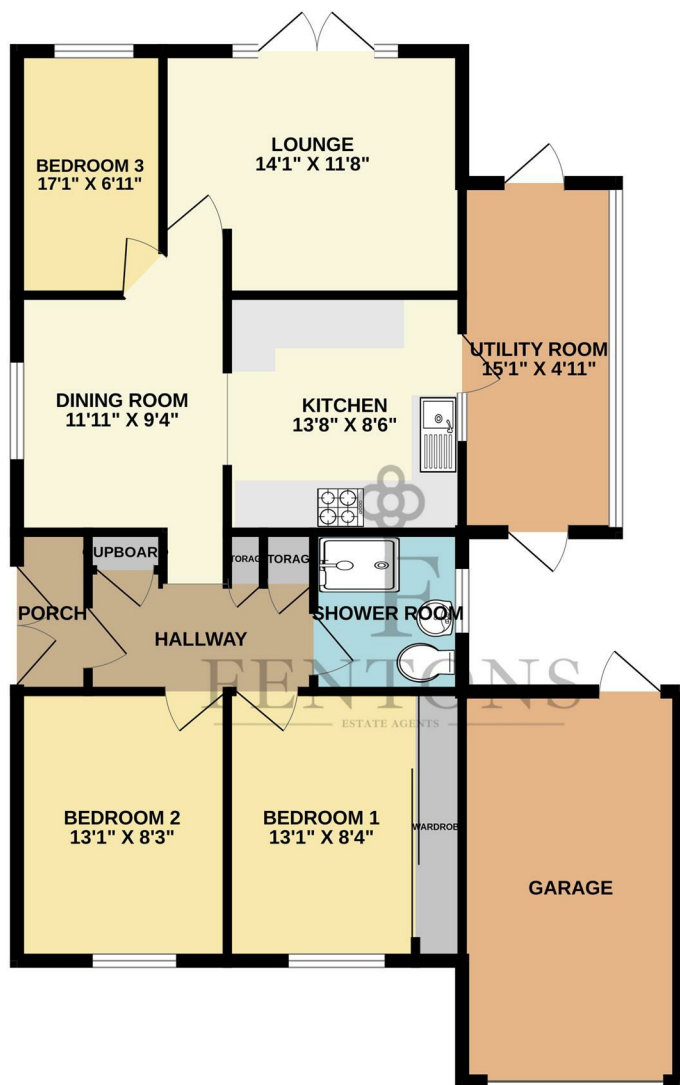
personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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GROUND FLOOR



Call us on

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www.fentonsestates.co.uk

Council Tax Band

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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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