

Kirby Road, Walton on Naze, CO14 8RL

£485,000

Walton on Naze

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 3

Blake & Thickbroom are delighted to be offering for sale this attractive four bedroom detached family home situated in a sought after residential location. The property provides well balanced accommodation throughout and benefits from two bathrooms, distant views to the backwaters, a South facing rear garden and is conveniently located within easy reach of local amenities, schools and transport links. An internal viewing is highly recommended to fully appreciate the accommodation being offered for sale.

FIRST FLOOR: BEDROOM ONE: 4.32m x 3.71m (14'2 x 12'2) - Radiator. Replacement double glazed window to front.
BEDROOM TWO: 3.81m x 3.25m (12'6 x 10'8) - Radiator. Replacement double glazed window to rear.
BEDROOM THREE: 4.06m x 2.82m (13'4 x 9'3) - Radiator. Replacement double glazed window to front.
BEDROOM FOUR: 3.3m x 3.02m (10'10 x 9'11) - Radiator. Replacement double glazed window to front.
BATHROOM: 3.51m x 2.79m (11'6 x 9'2) - Four piece bathroom suite comprising of paneled bath, shower tray with shower attachment, vanity hand wash basin, low level WC. Heated towel rail. Extractor fan. Part tiled walls. Replacement double glazed window to rear.
ADDITIONAL BATHROOM: 2.24m x 1.73m (7'4 x 5'8) - Refitted bathroom suite comprising of paneled bath, vanity hand wash basin with mixer tap, cupboards below, low level WC. Airing cupboard. Heated towel rail. Part tiled walls. Replacement double glazed window to rear.
FIRST FLOOR LANDING: 3.86m x 2.41m (12'8 x 7'11) - Radiator. Loft access. Storage cupboard. Doors to all rooms. Stairs to ground floor.
ENTRANCE HALL: 3.43m x 1.42m (11'3 x 4'8) - Replacement double glazed entrance door to entrance hall. Radiator. Starflight to first floor with understairs storage. Doors to all rooms.
GROUND FLOOR CLOAKROOM: 1.68m x 0.94m (5'6 x 3'1) - Comprising of vanity hand wash basin with mixer tap, cupboard below, low level WC. Radiator. Replacement double glazed window to front.
LOUNGE: 4.37m x 4.32m (14'4 x 14'2) - Two Radiators. Replacement double glazed window to front.
KITCHEN: 3.23m x 3.23m (10'7 x 10'7) - Refitted kitchen comprising of grey fronted units with laminate work surfaces with inset single drainer sink unit with mixer tap, cupboards, drawers and storage below, range of eye level cupboards, fitted double oven, electric induction hob with extractor hood, low level fridge. Access to dining room, door to utility room. Radiator. Storage cupboard. Replacement double glazed window to rear.
DINING ROOM: 3.48m x 3.23m (11'5 x 10'7) - Radiator. Replacement double glazed sliding doors to garden. Access to kitchen.
UTILITY ROOM: 3.4m x 2.64m (11'2 x 8'8) - Comprising of wood effect fronted units with laminate work surfaces with inset single drainer sink unit. Heated towel rail. Radiator. Integral door to garage (19' x 9') with wall mounted boiler and electric up and over door. Replacement double glazed window to rear, door to side.
OUTSIDE: Block paved driveway affording access for several vehicles to the front of the property leading to integral garage with electric roller shutter door power & light connected. Flower bed. Side access leading to rear garden. The rear garden benefits from a Southerly facing aspect with paved areas adjacent to the house, the rest of the garden is mostly laid to lawn with flower and shrub borders. Wooden storage shed and

Tenure: Freehold

Property Type: Detached House

- FOUR BEDROOMS
- 14'4 x 14'2 LOUNGE
- 11'5 X 10'7 DINING ROOM
- 10'7 x 10'7 REFITTED KITCHEN
- TWO BATHROOMS
- GROUND FLOOR CLOAKROOM
- 11'2 x 8'8 UTILITY ROOM
- GAS HEATING VIA RADIATORS
- DOUBLE GLAZING
- SOUTH FACING GARDEN


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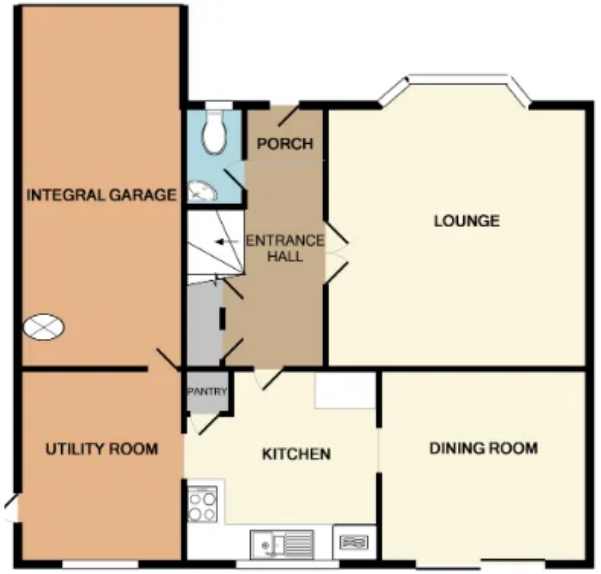

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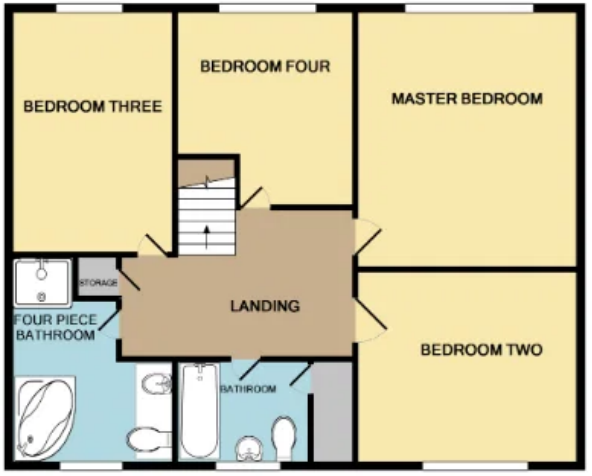

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GROUND FLOOR



1ST FLOOR