

# WALTON ROAD, WALTON-ON-THE-NAZE, ESSEX, CO14 8NB

Price

£525,000

FREEHOLD

- Unique, Luxury Bungalow Newly Built in 2023
  - Three Double Bedrooms
  - En-Suite To Master Bedroom
- 7 Years New Build Warranty Remaining
- Stunning 31'6" Open Plan Living Area
- Immaculate Four Piece Bathroom Suite
  - Separate Utility Room
- 55' Private Rear Garden With Entertaining Patio
  - Ample Off Street Parking
  - EPC Rating B/ Council Tax Band - D



FENTONS  
ESTATE AGENTS



Located in a non-estate position is this SUPERB, LUXURY, 2023 BUILT THREE DOUBLE BEDROOM DETACHED BUNGALOW. This stunning unique property boasts a light and spacious feel throughout with an open plan living area overlooking the elevated rear garden. There is an en-suite to the master bedroom, separate utility room, high end finish throughout and a beautifully manicured garden to the rear with a large workshop and storage shed and ample off street parking to the front. The property is perfectly positioned between Frinton and Walton's town centre and within a short stroll of local amenities at the 'Triangle' shopping centre. Frinton's Seafront is approximately half a mile from the property and an early viewing is highly recommended to avoid missing out on this rare opportunity.

Accommodation comprises of approximate room sizes

Composite entrance door with full length glazed panel giving access to:

#### Hallway

Wood flooring. Double length built in storage cupboard with fitted shelving. Loft access with pull down ladder. Spot lights. Radiator. Glazed double doors giving access to Kitchen/Diner/Lounge. Oak doors to:

#### Master Bedroom

13'2" x 11'2"

Spot lights. Radiator. Sealed unit double glazed window to front. Door to:

#### En-Suite

Modern suite comprising of low level W/C. Vanity wash hand basin with storage drawers under. Built in shower cubicle with overhead rainfall shower and separate attachment. Fitted extractor fan. Wall mounted mirror. Tiled flooring. Heated towel rail. Obscured sealed unit double glazed window to side.

#### Bedroom Two

13'8" x 9'

Spot lights. Radiator. Sealed unit double glazed window to front.

#### Bedroom Three

13'6" x 9'7"

Spot lights. Radiator. Obscured sealed unit double glazed window to side.

#### Family Bathroom

Modern fitted four piece suite comprising of low level W/C. Vanity wash hand basin with storage drawers under. Fitted mirror with wall mounted lights. Free standing bath with free standing mixer tap and shower attachment. Fitted corner shower cubicle with overhead Rainfall shower and separate attachment. Fully tiled. Tiled flooring. Fitted extractor fan. Heated towel rail. Obscured sealed unit double glazed window to side.

#### Kitchen/Diner/Lounge

31'6" x 15'2"

Fitted with a range of modern matching fronted units. Stone work surfaces. Inset one and half butler sink with mixer tap. Built in double eye level 'AEG' ovens. Further selection of matching units at both eye floor level. Central island with inset five ring AEG induction hob and fitted extractor fan above. Integrated fridge/freezer. Integrated wine cooler. Under unit lighting. Part tiled walls. Wood flooring. Three radiators. Two oversized sealed unit double glazed patio doors giving access to rear. Door to:

#### Utility Room

12' x 5'7"

Fitted matching modern fronted units with square edge work surfaces with upstands. Inset stainless steel bowl sink drainer unit with mixer tap. Plumbing for washing machine and dishwasher. Space for fridge. Wall mounted enclosed boiler. Fitted extractor fan. Spot lights. Wood flooring. Radiator. Sealed unit double glazed door giving access to side.

### Outside - Rear

55'

Large elevated entertaining patio area with privacy wall. Steps leading to manicured lawn area. Beds stocking flowers, shrubs and bushes. Wood decked seating area. Wooden summer house with 'French' style doors and two picture length windows. Workshop with double swinging doors. Outside tap. Outside lights. Outside Sockets. Enclosed by panel fencing. Access to front via both sides.

### Outside - Front

Hard standing paved area providing ample off street parking for several vehicles. Outside lights. Storm porch leading to entrance door.

### 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.



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#### 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.

#### 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 £2316.58 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

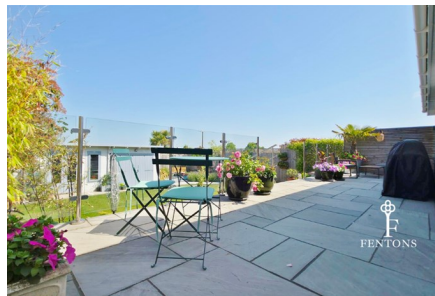
(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For

Current Correct Information Please Visit:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

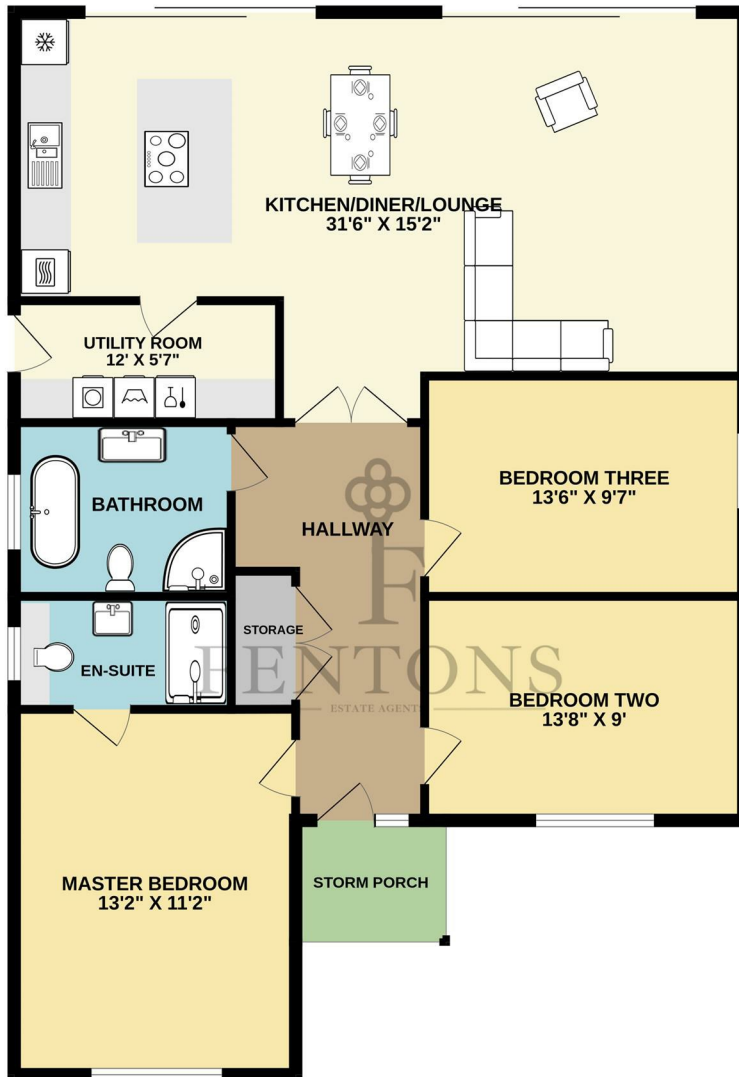
Non Standard Property Features To Note: N/A



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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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Council Tax Band

**D**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>83</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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