

FOR SALE

£525,000 Freehold



4 Old Hall Lane, Walton on the Naze, Essex. CO14 8LE

- Three Bedroom Detached House
- Two Reception Rooms
- Conservatory
- Shaker Style Kitchen
- Sea Views From Master Bedroom
- In/Out Driveway & Garage
- Front & Rear Gardens
- Close To Beach & Naze



PROPERTY DESCRIPTION

In rarely available location, close to the Naze Nature Reserve in WALTON ON THE NAZE, My Moving Places have the pleasure in offering For Sale this THREE BEDROOM DETACHED FAMILY HOME positioned on a wide plot. Internally the Entrance Hall, re-plastered and decorated last year, gives way to the large front facing Lounge with Bay Window and Feature Fireplace and the Dining Room with Patio doors leading out to the Conservatory. The Kitchen, also with access to the Conservatory is a Classic Shaker Style and comes with a Rangemaster. There is also a Large Store Cupboard housing both the boiler and water softener as well as a Ground Floor WC. To the First Floor are Three Bedrooms with the Master boasting Sea Views. In addition there is a Shower Room with Separate Cloakroom. Externally the Front boasts an In/Out Driveway with additional Drive leading down the side of the property giving Off-Road Parking for many vehicles. To the Left of the house is a Detached Garage with new Double Doors and to the Right a wide lawn area. To the Rear the Garden widens past the Garage as is well stocked with many Flower and Shrub Borders. In addition the house has a Security Alarm System and New Guttering fitted. In our opinion this home should be viewed to fully appreciate its wonderful location, the generous size of its plot and for its spacious layout.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

New composite entrance door, radiator, fitted carpet.

LOUNGE

19' 11" x 16' 1" into bay (6.07m x 4.90m) Double glazed bay window to front aspect, two double glazed windows to side aspects, open fire fitted with gas insert, decorative brick surround, 2 radiators, fitted carpet.

DINING ROOM

12' 1" x 9' 11" (3.68m x 3.02m) Double glazed patio doors to conservatory, double glazed anti-tamper window to side aspect, radiator, fitted carpet.

KITCHEN

12' 3" x 9' 5" (3.73m x 2.87m) Cream shaker style range of matching eye level, base and drawer units, roll edge work surface inset stainless steel 1 and 1/2 sink and drainer unit. Rangemaster to remain, integrated washing machine and dishwasher, space for tall fridge freezer. Double glazed window to side aspect, obscure double glazed door to conservatory, vinyl floor, tiled splashback.

CONSERVATORY

17' 6" x 6' 4" (5.33m x 1.93m) Double glazed French doors to garden, double glazed door to side aspect, double glazed windows to side and rear aspects, tiled floor. Cupboard housing wall mounted boiler and water softener unit.

WC

White low level WC, small obscure window to rear aspect, part tiled walls, tiled floor.

FIRST FLOOR

LANDING

Double glazed window to side aspect, radiator, fitted carpet, airing cupboard housing hot water tank.

MASTER BEDROOM

12' 5" x 10' 0" (3.78m x 3.05m) Two double glazed windows to rear aspect, built in wardrobes with additional storage behind, radiator, fitted carpet.

BEDROOM TWO

11' 9" x 12' 4" (3.58m x 3.76m) Two double glazed windows to front aspect, built in wardrobes with additional storage behind, radiator, fitted carpet.

BEDROOM THREE

9' 5" x 6' 6" (2.87m x 1.98m) Double glazed window to front aspect, radiator, fitted carpet.

SHOWER ROOM

White suite comprising of vanity wash hand basin and low profile large shower cubicle with sliding door. Obscure double glazed window to rear aspect, heated towel rail, tiled walls, vinyl flooring.

SEPERATE CLOAKROOM

Fitted with white low level WC and vanity wash hand basin. Obscure double glazed window to side aspect, part tiled walls, vinyl flooring, radiator.

EXTERIOR

GARDEN

To the Front: In/out driveway with further off road parking, remaining laid to lawn with shrub and flower borders, access to rear via side gates.

To the Rear: Block paved patio with second patio behind garage, remainder laid to lawn with flower and shrub borders. Outside tap serving both hot and cold water, side gate to driveway, second gate to front.

DETACHED GARAGE

New double garage doors, power and lighting. Window to rear aspect.



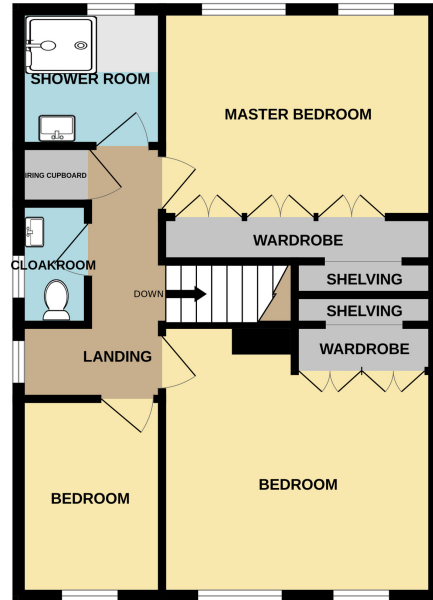
FLOORPLAN



GROUND FLOOR



1ST FLOOR



OLD HALL LANE

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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Frinton-On-Sea
148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG
01255 852929
sales@mymovingplaces.com