



85 Kirby Road, Walton on the Naze, Essex. CO14 8RA

- Two Double Bedrooms
- Character Cottage
- Open-Plan Kitchen/Diner
- First Floor Family Bathroom
- Garden Room Used As Home Office
- Large Rear Garden
- Front To Rear Access
- Off-Road Parking For Two Vehicles



PROPERTY DESCRIPTION

Built in 1911 positioned in a Non-Estate location close to many local amenities in the popular area of WALTON ON THE NAZE, My Moving Places have the pleasure in offering For Sale this TWO DOUBLE BEDROOM MID-TERRACED COTTAGE. This home with many character features also boasts high ceilings making it feel bright and spacious. Internally you step through the Porch and into the Lounge with a feature brick fireplace and wood burner. Through to the Open-Plan Kitchen/Diner overlooking the garden and offering plenty of storage. To the First Floor are two Double Bedrooms both with built in storage and a Four Piece Family Bathroom. Externally to the Rear, is a Large Garden, approximately 160' long with a Home Office/Summer House and outside WC. To the Front you are set back from the road giving a Large Front Garden currently lawned and Off-Road Parking for Two Vehicles. In addition there is side access to the rear garden through a covered private walkway. In our opinion an early viewing will be essential to appreciate the generous sized rooms and garden of this character full cottage.



ROOM DESCRIPTIONS

GROUND FLOOR

PORCH

Wooden entrance door with decorative glazed panel, obscure windows to front and side aspects, tiled floor.

LOUNGE

16' 3" x 11' 7" (4.95m x 3.53m) Double glazed window to front aspect, feature brick fireplace with inset log burner, wood flooring, radiator, stairs to first floor.

DINING AREA

16' 2" x 11' 10" (4.93m x 3.61m) Storage cupboard used as laundry with space and plumbing for washing machine. Second Storage cupboard, wood flooring, two radiators.

OPEN-PLAN KITCHEN

11' 6" x 8' 9" (3.51m x 2.67m) Range of matching eye level and base units in a country style cream with roll edge work surface and inset ceramic bowl sink and drainer unit. Inset four ring gas hob with extractor over and oven below, space and plumbing for dishwasher. Double glazed windows to side and rear aspects, wooden door to garden, tiled floor, radiator.

FIRST FLOOR

LANDING

Access to loft via hatch, fitted carpet.

MASTER BEDROOM

13' 3" x 11' 5" (4.04m x 3.48m) Double glazed window to front aspect, brick fireplace with wood mantle, built in wardrobe, fitted carpet, radiator.

BEDROOM TWO

12' 0" x 8' 5" (3.66m x 2.57m) Double glazed window to rear aspect, fitted storage cupboard, fitted carpet, radiator.

BATHROOM

White suite comprising of low level WC, vanity wash hand basin, panelled bath and separate shower cubicle. Obscure double glazed window to rear aspect, part tiled walls, heated towel rail.

EXTERIOR

REAR GARDEN

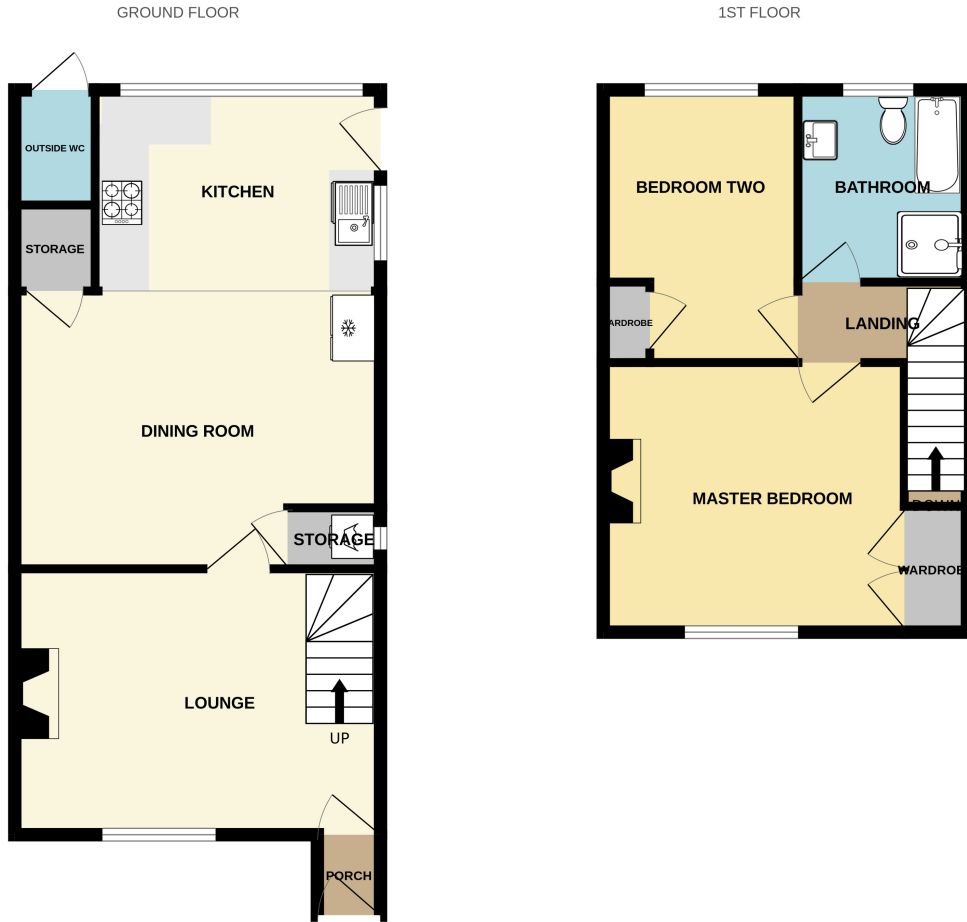
Commencing with paved patio, pathway leading to pergola and stepping stones leading to the Home Office located at the end of the garden. remainder laid to lawn with mature and well stocked flower and shrub borders. Access to front via covered pathway, outside tap.

FRONT GARDEN

Drive providing off-road parking for two vehicles, pathway leading to front door and side gate, remainder laid to lawn.



FLOORPLAN & EPC



KIRBY ROAD

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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