

FOR SALE

£325,000 Freehold



# 44 Woodberry Way, WALTON ON THE NAZE. CO14 8EL

- Three/Four Bedroom House
- Bedroom Four/Second Reception Room
- Ground Floor Shower Room & First Floor Bathroom
- Off-Road Parking
- Private Rear Garden
- Close To Beach, Train Station & Town
- Gas Central Heating & Double Glazed Throughout



## PROPERTY DESCRIPTION

Positioned just off the Sea Front in the popular town of WALTON ON THE NAZE My Moving Places have the pleasure in bringing to market this EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE. On arrival you step through the Entrance Hall and into a Dual Aspect Lounge/Diner with Box Bay to the Front and French doors to the Rear. The Kitchen/Diner, rear facing, gives way to the Inner Hall leading to the Ground Floor Shower Room and the Second Reception Room/Bedroom Four. To the First Floor is a Family Bathroom and Three Bedrooms with Master boasting a Box Bay Window and Built In Wardrobes. Externally the Front boasts Off-Road Parking for up to Three Vehicles and to the Rear a Private Garden. The location of this home is ideal for anyone wanting to be close to Walton's Mainline Railway Station, the Beach or Town and is in catchment to Walton Primary School and Tendring Technology College. In our opinion viewing this well dressed family home will be essential to fully appreciate the size of the accommodation on offer and its wonderful location.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

UPVC entrance door, double glazed window to side aspect, wood floor, radiator. Stairs to first floor.

#### LOUNGE/DINER

22' 1" x 12' 0" (6.73m x 3.66m) Double glazed box bay to front aspect, double glazed French doors to garden, open brick fireplace with hearth and surround, wood floor, two radiators, low built in storage cupboard.

#### KITCHEN/DINER

14' 8" x 9' 2" (4.47m x 2.79m) Range of matching eye level and base units, solid wood work surface inset stainless steel 1 and 1/2 sink and drainer unit. Integrated four ring gas hob with extractor over, integrated double oven and 70/30 fridge freezer. Space and plumbing for dishwasher, washing machine and tumble dryer. Double glazed windows to side and rear aspects, cupboard housing wall mounted condensing boiler, wood flooring, tiled splashback, radiator, walk in larder cupboard under stairs with double glazed window to side aspect.

#### INNER HALL

Obscure double glazed window to front aspect, vinyl flooring.

#### SECOND RECEPTION ROOM/BEDROOM FOUR

15' 5" x 7' 2" (4.70m x 2.18m) Double glazed French doors to garden, double glazed window to side aspect, built in storage, vinyl flooring, radiator.

#### SHOWER ROOM

Comprising of low level WC and wide shower cubicle with folding glass door, heated towel rail, vinyl flooring.

### FIRST FLOOR

#### LANDING

Double glazed window to side aspect, radiator, fitted carpet, airing cupboard, access to loft via hatch.

#### MASTER BEDROOM

14' 1" x 11' 0" plus bay (4.29m x 3.35m) Double glazed box bay window to front aspect, double glazed window to side aspect, two built in wardrobes, radiator, laminate flooring.

#### BEDROOM TWO

10' 7" x 8' 7" (3.23m x 2.62m) Double glazed window to rear aspect, radiator, laminate flooring.

#### BEDROOM THREE

9' 1" x 7' 5" (2.77m x 2.26m) Double glazed window to rear aspect, radiator, laminate flooring.

#### BATHROOM

White suite comprising of low level WC, pedestal wash hand basin and panelled bath with mixer taps. Obscure double glazed window to side aspect, radiator, wood flooring.

### EXTERIOR

#### GARDEN

To the Front: Driveway providing off-road parking for two/three cars, storm porch to front door.

To the Rear: Commencing with block paved patio leading to pergola, block paved step down to lawn with mature and well stocked flower and shrub borders. Outside tap, outside light.

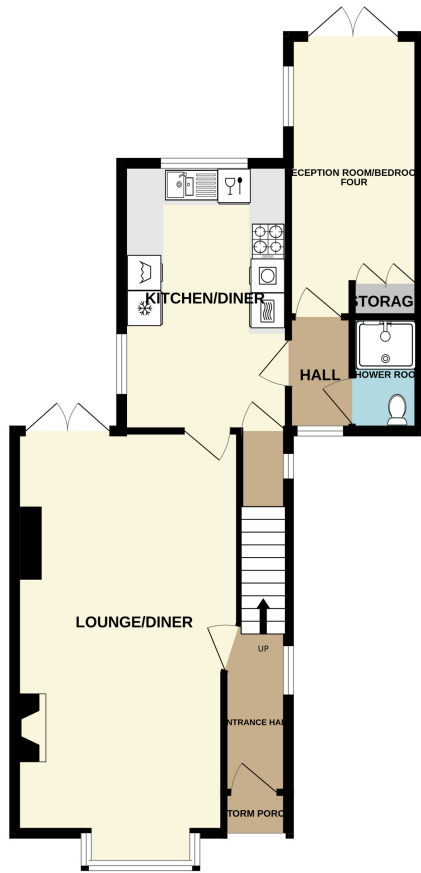


# FLOORPLAN



GROUND FLOOR

1ST FLOOR



WOODBERRY WAY

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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