



## Beatrice Road, Walton on the Naze, Essex. CO14 8HJ

- No Onward Chain
- Two Bedroom Detached Bungalow
- Fully Refurbished Throughout
- Modern Integrated Kitchen
- Four Piece Family Bathroom
- New Double Glazed Sash Windows
- New Boiler & Electrics
- Driveway & Detached Garage
- Front & Rear Gardens
- Close To Beach & Local Amenities



## PROPERTY DESCRIPTION

Prominently positioned close to the Seafront and being offered with NO ONWARD CHAIN, My Moving Places have the pleasure in offering For Sale this NEWLY REFURBISHED TWO DOUBLE BEDROOM DETACHED BUNGALOW. The bungalow is located within 100 meters of the Beach and is Close to The Naze Tower and Nature Reserve as well as many Local Amenities. This home has been transformed by the current owner with newly fitted windows, electrics and boiler as well as full refurbishment throughout. The new Composite Entrance Doors gives way to a Bright and Open Plan Entrance Hall leading to Two Double Bedrooms, a Newly fitted Four Piece Family Bathroom and the Rear Facing Open Plan Lounge/Diner with French doors to the Garden. The Newly Fitted Shaker Style Kitchen boasts Integrated Appliances and looks out to the Garden too. Externally the Rear Garden will be levelled and lawned with an attractive Patio wrapping down the side and to the Front a Good Sized Shingled Driveway leading to the Detached Garage with the Front also to be lawned. In our opinion an early viewing will be essential to avoid disappointment as this homes location and high end finishes will attract a lot of attention.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE HALL

Composite entrance door with flanking obscure double glazed window, laminate flooring, radiator, access to loft via hatch with pull down ladder.

#### MASTER BEDROOM

14' 9" into bay x 11' 11" (4.50m x 3.63m) Double glazed sash bay window to front aspect, feature stained glass window to side aspect, laminate flooring, radiator.

#### BEDROOM TWO

11' 7" into bay x 8' 11" (3.53m x 2.72m) Double glazed sash bay window to front aspect, laminate flooring, radiator.

#### BATHROOM

New and modern suite comprising low level WC, vanity wash hand basin with drawers under, panelled bath and low profile walk in shower with fitted screen and rainfall shower head. Frosted double glazed sash window to side aspect, fully tiled walls, tiled flooring, extractor, wall mounted heated towel rail.

#### LOUNGE/DINER

20' 0" x 11' 11" narrowing 10' 5" (6.10m x 3.63m) Double glazed sash window to side aspect, double glazed French doors to rear garden, flush chimney with potential for an inset log burner, laminate flooring, three radiators, feature lighting fixture over dining space.

### KITCHEN

14' 4" narrowing 9'10" x 8' 4" Max (4.37m x 2.54m) Range of shaker style base, drawer and wall mounted units, square edge wooden work surface, inset Silestone sink and drainer unit. Integrated four ring Induction hob with extractor hood over and electric oven under. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Double glazed sash windows to side and rear aspects, under cupboard lighting, laminate flooring.

### EXTERIOR

#### GARDEN

To the Front: Shingled driveway providing ample off street parking leading to garage, remainder laid to lawn, featured sleepers. Access to rear via side gate. Feature lighting.

To the Rear: Paved patio wrapping the side and rear, pergola, remainder to be laid to lawn. Outside power, outside tap, feature lighting.

#### GARAGE

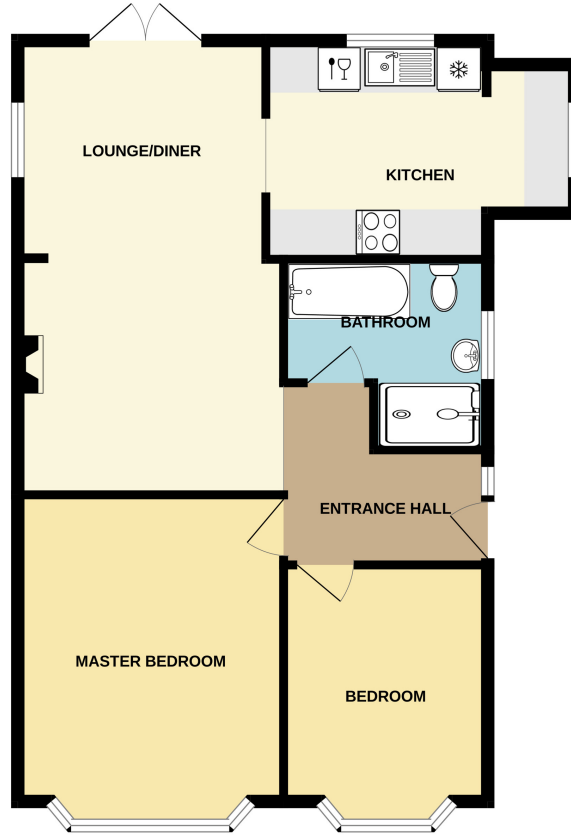
Detached garage with up and over door.



# FLOORPLAN & EPC



## ACCOMMODATION



BEATRICE 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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