

FOR SALE

£250,000



11 Woodfield Close, Walton on the Naze, Essex. CO14 8UL

- No Chain
- Detached three bedroom house
- Quiet residential cul-de-sac location
- Excellent scope for modernisation and improvement
- Ideal renovation or investment opportunity
- Spacious lounge/diner with garden outlook
- Easy access to Walton-on-the-Naze town centre, seafront and railway station
- Well placed for Frinton-on-Sea and Clacton-on-Sea
- Convenient for local shops, amenities and bus routes
- Popular Walton-on-the-Naze location



PROPERTY DESCRIPTION

Located at the end of a quiet residential cul-de-sac in Walton-on-the-Naze, this three bedroom detached house offers spacious and adaptable accommodation, ideal for buyers looking to modernise and add value. The property is approached via a storm porch leading into a welcoming entrance hall with stairs rising to the first floor. The ground floor benefits from a WC and a third bedroom, which also lends itself well to use as a dining room or home office. To the rear of the property is a generous lounge/diner, enjoying views over the garden and providing ample space for both seating and dining furniture. A single door leads from the lounge/diner into the conservatory, creating an additional reception area with direct access to the rear garden. The kitchen is also positioned to the rear and offers a range of fitted units, worktop space and a door opening out to the garden. On the first floor, the landing provides access to two well-proportioned bedrooms, including a spacious master bedroom, along with a family bathroom and useful built-in storage cupboards. Externally, the property features a private rear garden, currently arranged with patio areas and mature planting, offering excellent potential for landscaping. Woodfield Close is conveniently positioned for local shops, amenities and bus routes, with Walton-on-the-Naze town centre, seafront and railway station all within easy reach. The area is well regarded for its coastal lifestyle, while still offering good access to surrounding towns including Frinton-on-Sea and Clacton-on-Sea. This property represents an excellent opportunity for purchasers seeking a detached home with scope for improvement in a popular and established residential location. Early viewing is recommended.



ROOM DESCRIPTIONS

GROUND FLOOR

KITCHEN

13' 10" x 9' 2" (4.22m x 2.79m) Double glazed window to rear aspect, white floor and wall units, serving hatch through to dining area, double glazed door leading to the garden.

LOUNGE/DINER

20' 0" x 11' 1" (6.10m x 3.38m) Double glazed window to front and rear aspect, artex ceiling, fitted carpet, radiator, door leading to conservatory.

BEDROOM THREE/DINING ROOM

11' 3" x 7' 1" (3.43m x 2.16m) Double glazed window to side aspect, artex ceiling, fitted carpet, radiator.

CLOAKROOM

7' 1" x 4' 7" (2.16m x 1.40m) Double glazed window to side aspect, sink, toilet, fitted carpet, artex ceiling.

FIRST FLOOR

MASTER BEDROOM

17' 10" x 11' 1" (5.44m x 3.38m) Double glazed window to the front and rear aspect, artex ceiling, fitted carpet, radiator.

BEDROOM TWO

10' 4" x 9' 9" (3.15m x 2.97m) Double glazed window to front aspect, artex ceiling, fitted carpet, radiator, wall mounted boiler.

BATHROOM

8' 3" x 6' 7" (2.51m x 2.01m) Double glazed window to rear aspect, shower enclosure, toilet and sink.

EXTERNAL

GARDEN

REAR

The rear garden enjoys a good degree of privacy and features a patio seating area, with the remainder of the garden laid to lawn, offering an ideal space for outdoor entertaining, family use and further landscaping if desired.

FRONT

The property is set back from the road with a front garden laid to lawn, providing an attractive approach to the house. A garage is positioned to the side, offering secure parking or additional storage.





Frinton-On-Sea
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