**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 Waltonon-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.



### **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**

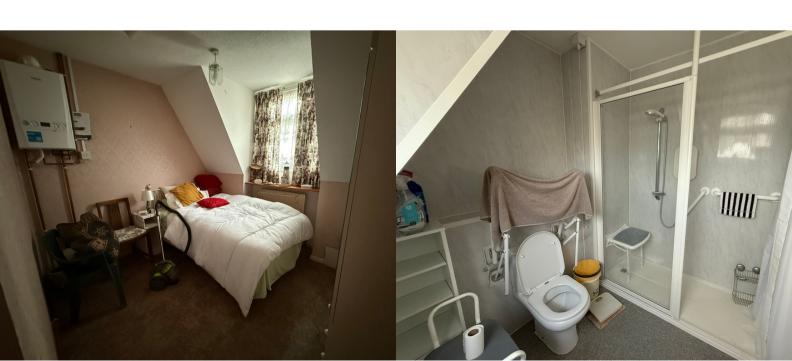
# **GARDEN**

**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

148, Pole Barn Lane, Frinton-on-Sea, CO13 9NG

01255 852929

sales@mymovingplaces.com