

FOR SALE

£325,000 Freehold



# 70 Woodberry Way, WALTON ON THE NAZE. CO14 8EW

- No Chain
- Three/Four Bedroom House
- Off Road Parking To The Front
- Large Rear Garden
- Walking Distance to the Beach and Train Station

- Adaptable layout ideal for a variety of needs
- Sought After Location
- Priced To Sell
- Viewing Strongly Recommended



## PROPERTY DESCRIPTION

Located within WALKING DISTANCE TO THE BEACH and TRAIN STATION, this EXTENDED THREE/FOUR-BEDROOM SEMI-DETACHED HOME offers generous and versatile accommodation, ideal for a range of buyers. The property features a spacious KITCHEN/DINER forming the heart of the home, a GROUND FLOOR WC, and a BAY-FRONTED LOUNGE, which is currently being used as a bedroom to accommodate the vendor's personal needs. One further bedroom/lounge is located on the ground floor, with THREE ADDITIONAL BEDROOMS to the first floor, along with a FAMILY BATHROOM and SEPARATE WC. Externally, the property boasts a LARGE REAR GARDEN with raised decking area ideal for relaxing or entertaining. To the front, a GRAVEL DRIVEWAY provides off-road parking for two vehicles. An excellent opportunity to acquire a well-located and adaptable home in a sought-after coastal position.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

10' 10" x 5' 5" (3.30m x 1.65m) Fitted carpet, stairs to first floor, cupboard with consumer unit, textured ceiling, radiator.

#### LOUNGE

10' 4" x 15' 10" into bay, reducing 13' 00" (3.15m x 4.83m) Double glazed bay window to front aspect, blocked chimney with tiled hearth, fitted carpet, smooth ceiling, radiator.

#### KITCHEN

11' 11" x 16' 1" (3.63m x 4.90m) Range of matching base and eye level units, roll edge work surface, inset stainless steel one and half bowl sink and drainer. Space and plumbing for washing machine and dishwasher, space for under counter fridge, space for electric oven with fan over. Wall mounted combination boiler ( Installed July 2018 ), oak flooring, textured ceiling, radiator. Two double glazed windows to side aspect, door to bedroom four.

#### BEDROOM FOUR/LOUNGE

9' 4" x 14' 10" (2.84m x 4.52m) Double glazed window and double doors to rear aspect, half carpet flooring, half laminate flooring, two radiators.

#### CLOAKROOM

6' 1" x 2' 11" (1.85m x 0.89m) Comprising low level W/C, wash hand basin, tiled flooring, smooth ceiling.

### FIRST FLOOR

#### LANDING

Double glazed window to side aspect, fitted carpet, access to loft, textured ceiling.

#### MASTER BEDROOM

9' 10" x 15' 9" into bay narrowing 13' 00" (3.00m x 4.80m) Double glazed bay window to front aspect, cast iron fireplace, fitted carpet, textured ceiling, radiator.

#### BEDROOM TWO

9' 8" x 12' (2.95m x 3.66m) Double glazed window to rear aspect, storage cupboard, cast iron fireplace, fitted carpet, textured ceiling, radiator.

#### BEDROOM THREE

8' 6" x 6' 1" (2.59m x 1.85m) Double glazed window to front aspect, laminate flooring, textured ceiling, radiator.

#### BATHROOM

6' x 5' 5" (1.83m x 1.65m) Comprising wash hand basin, shower, vinyl flooring, textured ceiling, radiator. Obscure double glazed window to rear aspect.

#### SEPARATE W/C

2' 9" x 4' 6" (0.84m x 1.37m) Low level W/C, vinyl flooring, obscure double glazed window to side aspect.

#### EXTERIOR

#### GARDENS

To Front: Gravelled front providing off road parking, side gate to rear garden.

To Rear: Large rear garden, paved patio area, the remainder laid to lawn with trees and shrubs, raised decking area to the rear of the garden.



# FLOORPLAN & EPC



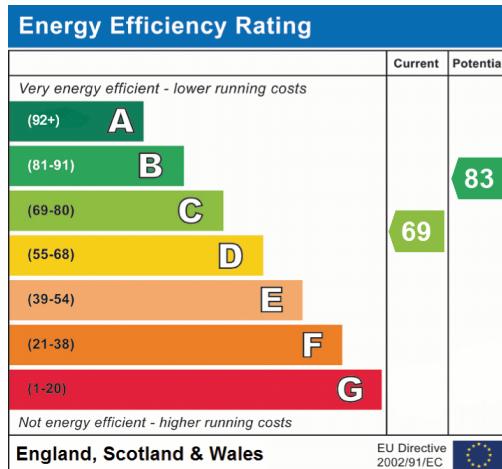
GROUND FLOOR

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 operation or efficiency can be given.  
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