

FOR SALE

£280,000 Freehold



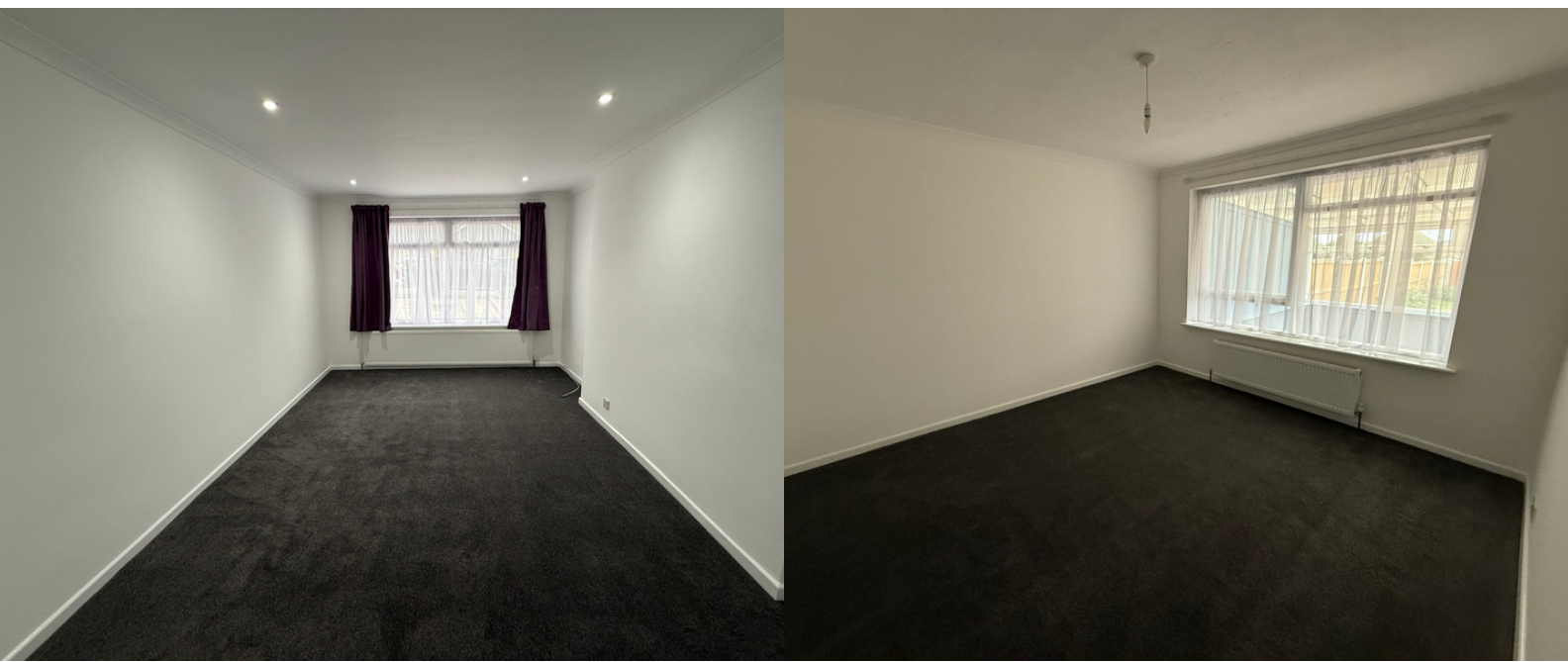
60 Columbine Gardens, Walton on the Naze, Essex. CO14 8NS

- No Onward Chain
- Two Bedroom Bungalow
- New Radiators
- Refurbished Throughout
- New Kitchen
- Driveway & Garage



PROPERTY DESCRIPTION

My Moving Places are pleased to present this beautifully updated two-bedroom semi-detached bungalow, located in a quiet and popular residential area of Walton-on-the-Naze. Recently improved throughout, this home offers modern comforts, generous living space and an excellent rear garden, making it an ideal choice for those seeking move-in-ready accommodation close to the coast. The property is approached via a large, low-maintenance paved driveway providing ample off-road parking, leading to a detached garage. Inside, the bungalow has been tastefully modernised, with new plasterwork, new radiators and new carpets throughout, offering a fresh and welcoming interior. The contemporary kitchen has been newly fitted, featuring stylish cabinetry, wood-effect worktops and tiled splashbacks, providing excellent storage and preparation space. From here, access leads into the spacious conservatory – a standout feature of the home – which benefits from an air conditioning heat pump, ensuring this room can be enjoyed comfortably all year round. The accommodation includes a bright lounge with a large front window, along with two well-proportioned bedrooms. The bathroom is finished to a high standard with modern tiling, bath and overhead shower, basin and WC. Outside, the property boasts an impressive rear garden, mainly laid to lawn, with the added convenience of two outside taps and a potting shed/drying room, perfect for keen gardeners or additional storage. The Baxi Combi 630 boiler provides efficient heating and hot water, reflecting the care and investment made by the current owners. Situated within easy reach of local shops, transport links, medical facilities and just a short distance from the seafront and beaches of Walton-on-the-Naze, this property offers a superb blend of comfort, convenience and coastal living.



ROOM DESCRIPTIONS

ACCOMODATION COMPRISNG

PORCH

17' 9" x 10' 10" (5.41m x 3.30m) Double glazed entrance door, door leading to Hallway.

ENTRANCE HALL

New fitted carpet, loft access, airing cupboard housing Baxi combi 630 boiler, smooth ceiling with spot lights, doors leading to all rooms, radiator.

LOUNGE

17' 9" x 10' 10" (5.41m x 3.30m) Double glazed window to front aspect, new fitted carpet, smooth and coved ceiling with spot lights, radiator.

KITCHEN

9' 11" x 12' 5" (3.02m x 3.78m) Range of modern base drawer and matching eye level unit and larder unit, wood work surface inset sink and drainer unit with mixer tap. Space and plumbing for washing machine, space for fridge/freezer, space for free standing electric cooker with extractor above. Double glazed window to front aspect, double glazed door to Conservatory, laminate flooring, smooth and coved ceiling with spot lights, radiator.

CONSERVATORY

23' 3" x 8' 6" (7.09m x 2.59m) Double glazed doors to rear garden, double glazed windows to rear aspect, obscure double glazed door to side aspect, wood panelling, laminate flooring, air conditioning heat pump.

BEDROOM ONE

12' 3" x 10' 10" (3.73m x 3.30m) Double glazed window to front aspect, new fitted carpet, textured and coved ceiling, radiator.

BEDROOM TWO

Double glazed window to rear looking out to Conservatory, new fitted carpet, textured and coved ceiling, radiator.

BATHROOM

Newly fitted bathroom comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Obscure double glazed window to side aspect, fully tiled walls, tiled flooring, smooth ceiling, radiator.

EXTERIOR

TO THE FRONT

Paved front with block paved driveway to side providing off street parking and leading to garage.

TO THE REAR

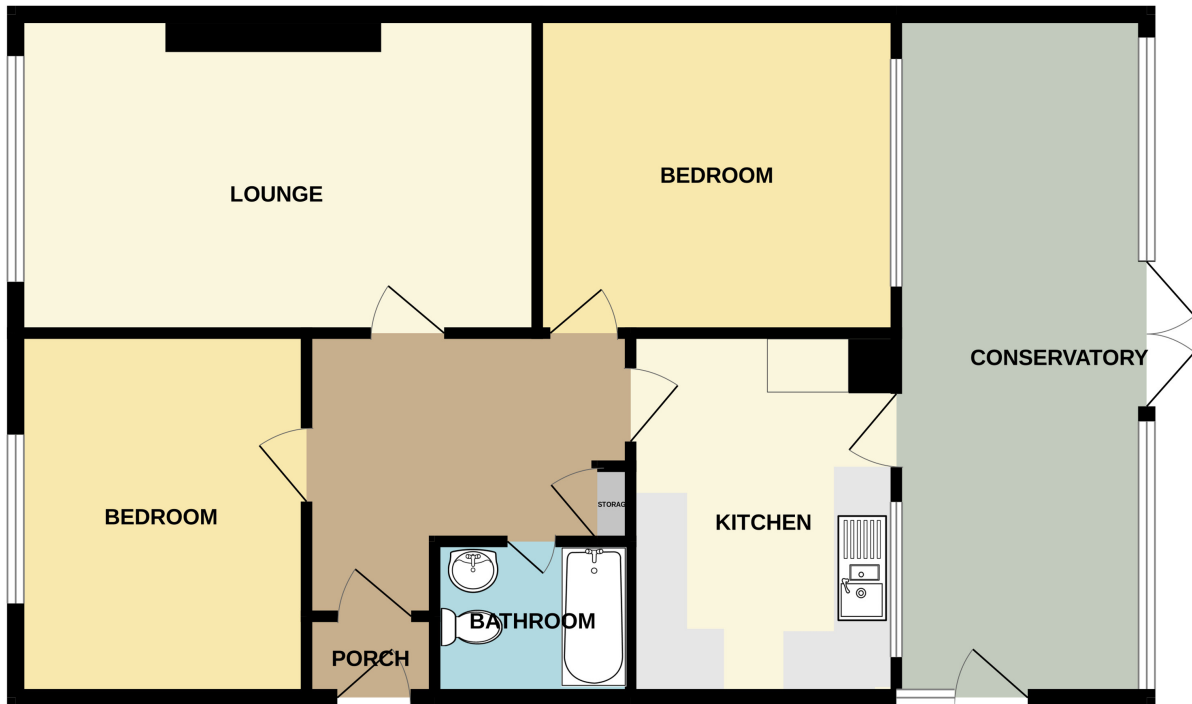
Paved patio stepping down to lawn, green house and drying room. Two outside taps, access to garage through drying room.



FLOORPLAN



GROUND FLOOR



COLUMBINE GARDENS

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.
Made with Metropix 5/2025

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