



## Skippers Way, Walton on the Naze, Essex. CO14 8FD

- Four/Five Bedrooms
- Substantial Detached Family Home
- En-Suite To Master Bedroom
- Balcony From Master Bedroom
- Ground Floor Cloakroom/Laundry
- Fully Integrated Kitchen
- Large Driveway & Garage
- Close To All Local Amenities





## PROPERTY DESCRIPTION

Prominently positioned in the popular HAMFORD PARK area, My Moving Places have the pleasure of bringing to market this SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED FAMILY HOME. Internally a Large Central Entrance Hall gives way to a Fully Integrated Kitchen which leads through to the Sitting Room that would also make an ideal Dining Space with French doors to the Garden. The Lounge is accessed from either the Entrance Hall or the Sitting Room also with French doors to the Garden making both rooms versatile and ideal for hosting. In addition to the Ground Floor there is also a Laundry/Cloakroom and Dining Room/Bedroom Five. To the First Floor is a Family Bathroom and Four generous sized Double Bedrooms, with the Master Suite boasting an En-Suite and Balcony. Externally there is a Large Driveway to the Front leading to the Garage and to the Rear a Private Garden with well stocked borders and electric sun canopy. The location of this home is ideal for anyone wanting to be close to the Beach and Walton's Mainline Railway Station. In our opinion an early viewing will be essential to fully appreciate the size and versatility of the accommodation and its ideal location.





# ROOM DESCRIPTIONS

## GROUND FLOOR

### ENTRANCE HALL

Composite front door, Amtico flooring, radiator, stairs to first floor with under stairs storage.

### KITCHEN

15' 9" x 10' 11" (4.80m x 3.33m) Range of modern eye level, base and draw units, square edge work surface inset one and a half sink and drainer unit fitted with under counter water softener. Integrated four ring gas hob with stainless steel extractor over, integrated eye level double oven, integrated 50/50 fridge freezer and integrated dishwasher. Double glazed window to front aspect, tall cupboard housing wall mounted boiler, Amtico flooring, radiator. Open plan to the Dining Room that the current owner uses as a Sitting Room

### SITTING ROOM

12' 9" x 10' 9" (3.89m x 3.28m) Double glazed French doors to garden with double glazed flanking windows, Amtico flooring, radiator.

### LOUNGE

15' 6" x 12' 9" (4.72m x 3.89m) Double glazed French doors to garden with double glazed flanking windows, Amtico flooring, radiator.

### CLOAK ROOM/LAUNDRY

8' 9" x 5' 5" (2.67m x 1.65m) Fitted with low level WC, matching base units with square edge work surface and inset wash hand basin. Integrated washing machine, Amtico flooring, radiator, extractor fan.

### DINING ROOM/BEDROOM FIVE

10' 0" x 8' 9" (3.05m x 2.67m) Double glazed window to front aspect, Amtico flooring, radiator.

## FIRST FLOOR

### LANDING

Storage cupboard housing water tank and controls, access to loft via hatch which the vendor advises us is boarded, fitted carpet, radiator.

### MASTER BEDROOM

16' 0" x 15' 4" (4.88m x 4.67m) Double glazed French doors to

### EN-SUITE SHOWER ROOM

White suite comprising of low level WC, pedestal wash hand basin and large shower. Part tiled walls, tiled floor, radiator, extractor fan.

### BEDROOM TWO

13' 2" x 10' 11" (4.01m x 3.33m) Double glazed window to front aspect, radiator, fitted carpet.

### BEDROOM THREE

15' 6" x 10' 11" (4.72m x 3.33m) Double glazed window to rear aspect, radiator, fitted carpet, fitted wardrobe with sliding doors.

### BEDROOM FOUR

12' 6" x 8' 3" (3.81m x 2.51m) Double glazed window to rear aspect, radiator, fitted carpet.

### BATHROOM

White suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower attachment and folding glass screen. Obscure double glazed window to rear aspect, part tiled walls, tiled floor, radiator, extractor.

## EXTERIOR

### GARDEN

Commencing with block paved patio, stepping stones with remainder slate shingled with well stocked flower and shrub borders. Shed to remain, courtesy door to garage, two double outside power sockets, outside tap. Electric sun canopy and lighting.

### GARAGE

Up and over door, courtesy door to garden, power and lights, loft space with pull down ladder.

### FRONT GARDEN

Block paved driveway leading to Garage, additional drive space to front of house providing off road parking for multiple vehicles, outside tap, lighting.

### AGENTS NOTE

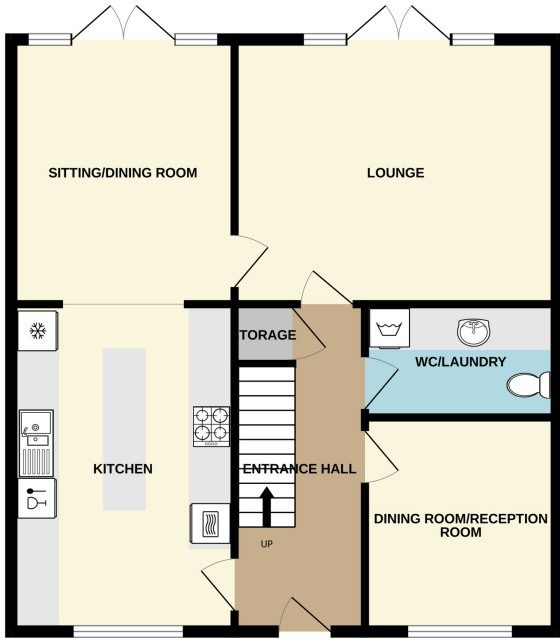
The vendor has advised us there is a small maintenance charge for the upkeep of green spaces. Fee is approximately £220 per annum.



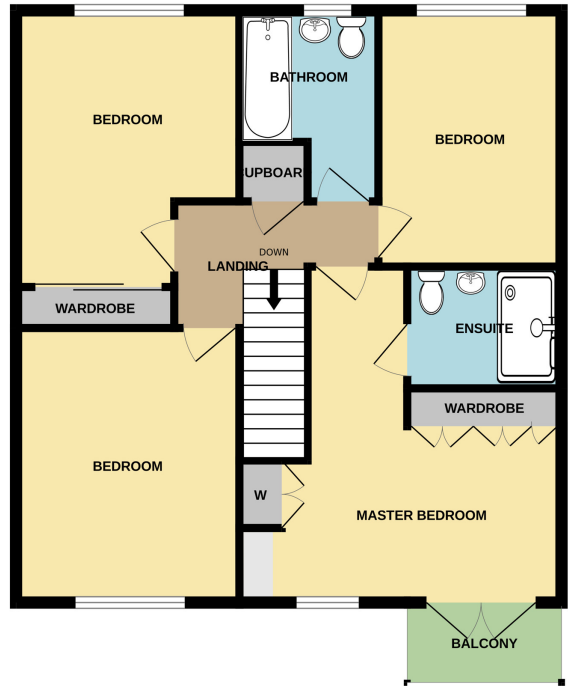
# FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



SKIPPERS 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 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>		<b>94</b>
(81-91)	<b>B</b>	<b>85</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</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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