

FOR SALE

£435,000 Freehold



18 Honeypot Way, Walton on the Naze, Essex. CO14 8FH

- No Onward Chain - Keys to View
- Four Double Bedrooms
- Detached Family Home
- Ground Floor Office/Bedroom Five
- Solar Panels & Battery Storage
- Driveway & Garage
- Cloakroom/Laundry
- Rear Facing Kitchen/Diner
- Close To M&S & Aldi



PROPERTY DESCRIPTION

Positioned in the very popular HAMFORD PARK area of WALTON ON THE NAZE and being offered with NO ONWARD CHAIN, My Moving Places have the honour in bringing to market this FOUR DOUBLE BEDROOM DETACHED FAMILY HOME. Internally you are welcomed into a Bright and Wide Entrance Hall with the Lounge to the right. To the left is the Home Office/Bedroom Five with the Cloakroom/Laundry further down the hall. Spanning the full width of the house at the rear is an impressive Kitchen/Diner with doors out to the Garden and Integrated Appliances. To the First Floor are Four Double Bedrooms, En-Suite to the Master and a Family Bathroom. Externally the Rear Garden is well stocked and gives access to the Garage with Driveway leading to it from the Front. In addition the current owner has installed Solar Panels with Battery Storage currently delivering double their usage. The location of this home is ideal for anyone wanting to be tucked away from busy roads whilst still having local shops nearby. In our opinion this home needs to be viewed to fully appreciate its size and location.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Composite entrance door, LVT flooring, under stairs storage cupboard, radiator.

LOUNGE

12' 9" x 15' 6" (3.89m x 4.72m) Double glazed bay window to front aspect, LVT flooring, radiator.

OFFICE/BEDROOM FIVE

9' 0" x 7' 0" (2.74m x 2.13m) Double glazed window to front aspect, LVT flooring, radiator.

CLOAKROOM/LAUNDRY

Soft grey base units, square edge work surface inset wash hand basin. Low level WC, integrated washing machine, LVT flooring, radiator, extractor fan.

KITCHEN/DINER

26' 5" x 10' 6" (8.05m x 3.20m) Range of matching soft grey units, custom made resin work surface inset 1 and 1/2 stainless steel sink and drainer unit. Space for electric range cooker with extractor over, integrated dishwasher and 50/50 fridge freezer, space for under counter fridge or freezer. Double glazed French doors to garden, flanking double glazed units, double glazed window to rear aspect, LVT flooring, two radiators, extractor fan.

FIRST FLOOR

LANDING

Fitted carpet, radiator, storage cupboard housing water tank and controls.

MASTER BEDROOM

12' 8" x 12' 4" (3.86m x 3.76m) Double glazed window to front aspect, radiator, fitted carpet.

EN-SUITE

6' 5" x 5' 5" (1.96m x 1.65m) Suite comprising low level WC, pedestal wash hand basin and double shower. Double glazed Velux, tiled splashback, radiator, tiled floor, extractor fan.

BEDROOM TWO

14' 0" x 10' 2" (4.27m x 3.10m) Double glazed window to front aspect, fitted carpet, radiator.

BEDROOM THREE

13' 0" x 9' 6" (3.96m x 2.90m) Double glazed window to rear aspect, fitted carpet, radiator.

BEDROOM FOUR

11' 3" x 10' 1" (3.43m x 3.07m) Double glazed window to rear aspect, fitted carpet, radiator.

EXTERIOR

GARDEN

To the Front: Attractive shrub borders, driveway leading to Garage, access to rear via side gate.

To the Rear: Commencing with block paved patio with path leading to brick built BBQ area and courtesy door to garage, remainder laid to lawn. Small pond, well stocked flower and shrub borders, fruit trees, outside tap.

DETACHED GARAGE

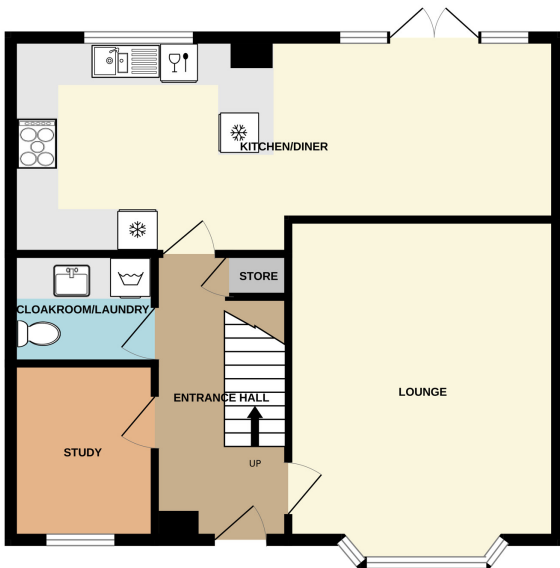
Up and over door, courtesy door to garden, power and light.



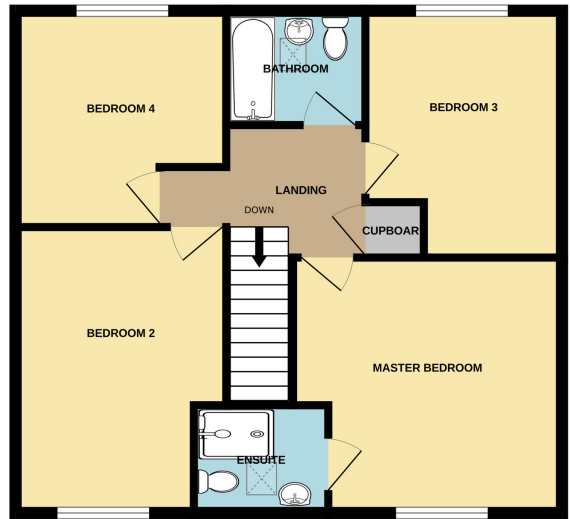
FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



HONEYPOT 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+)	A	85	94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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