

FOR SALE

£230,000 Freehold



## Gatefield Close, Walton on the Naze, Essex. CO14 8SH

- Detached Bungalow
- Close to Shops, Bus & Rail Services
- South-Facing Rear Garden
- Two Double Bedrooms
- Garage in Block
- No Onward Chain



### PROPERTY DESCRIPTION

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My Moving Places are delighted to bring to the market this detached two-bedroom bungalow, perfectly positioned within the ever-popular Frinton Homelands area. Conveniently located close to local shops, schools, public transport links, and just a short distance from the beautiful Frinton seafront, this property presents an excellent opportunity for those seeking a peaceful coastal home. The bungalow is available with no onward chain, making it ideal for a swift and hassle-free purchase.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE HALL

Welcoming entrance via a double-glazed front door, with access to the loft via fitted ladder. There is a useful storage cupboard and an additional airing cupboard housing the gas boiler which supplies both central heating and hot water. Doorway leading through to the rear porch.

#### KITCHEN

7' 6" x 9' 0" (2.29m x 2.74m) Fitted with a range of matching wall and base units, work surfaces, and stainless-steel sink with mixer tap. Space for cooker with extractor hood above, tiled splashbacks, and tiled flooring. Windows to the front and side aspects allow for plenty of natural light.

#### LOUNGE/DINING AREA

15' 8" x 19' 6" (4.78m x 5.94m) A spacious, light-filled room offering dual aspect windows to the front and side. Features two radiators, a TV point, and access through to the conservatory via glazed doors.

#### CONSERVATORY

11' 3" x 11' 6" (3.43m x 3.51m) Enjoying pleasant garden views, this bright additional living space includes fitted storage units, a radiator, and French doors leading out to the rear garden.

#### BEDROOM ONE

9' 0" x 13' 6" (2.74m x 4.11m) A generous double bedroom overlooking the garden with built-in wardrobes and radiator.

#### BEDROOM TWO

9' 0" x 10' 0" (2.74m x 3.05m) A second double bedroom with built-in storage, radiator, and window to the front.

#### BATHROOM

Comprising a panelled bath with shower over, pedestal wash basin, low flush WC, radiator, and window to the side.

#### REAR PORCH

Provides access to the rear garden. Includes plumbing for a washing machine and an outside water tap.

#### OUTSIDE

Front Garden

Mainly laid to lawn with well-kept flower beds and mature planting.

Rear Garden

Enjoying a sunny south-facing aspect, this lovely garden is mostly laid to lawn with established borders, shrubs, a timber shed, greenhouse, and small ornamental pond. A gate provides rear access to the garage block.

Garage

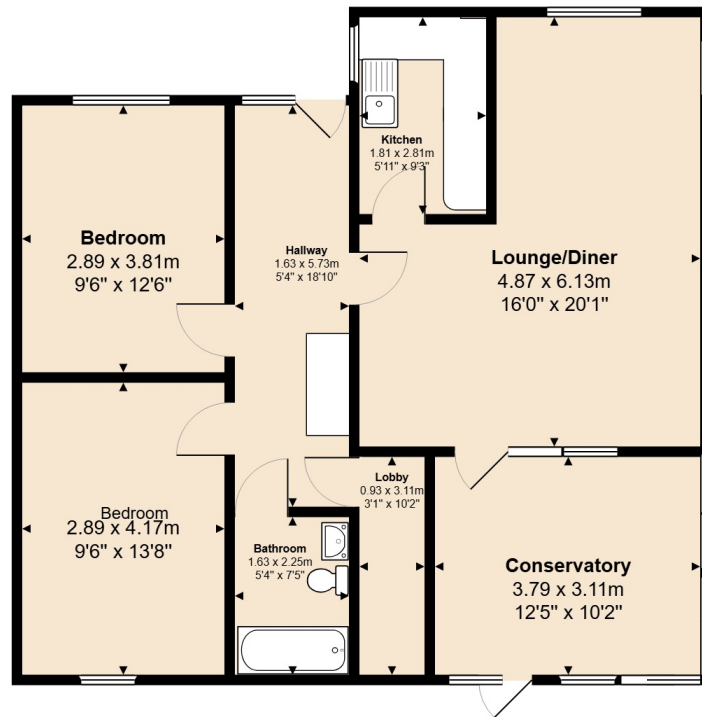
Located in a nearby block and accessed via a shared driveway.



# FLOORPLAN & EPC



3 Gatefield Close, Walton on the Naze



Total Area: 84.9 m<sup>2</sup> ... 914 ft<sup>2</sup>

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 78        |
| (55-68) <b>D</b>                            | 61      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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