



Hope Cottage, Kirby Road, Walton on the Naze, Essex. CO14 8QT

- fully refurbished throughout
- open planning living space
- Two Bedroom
- en-suite to master bedroom
- new kitchen & bathroom
- rewired throughout
- new windows & doors
- new boiler & radiators
- off street parking
- ready to move into



PROPERTY DESCRIPTION

Positioned within a convenient location, this TWO BEDROOM SEMI-DETACHED COTTAGE has been FULLY REFURBISHED THROUGHOUT and offers stylish, move-in ready accommodation finished to a high standard. The ground floor features a spacious OPEN PLAN LOUNGE / KITCHEN / DINER, creating a bright and contemporary living space ideal for modern day living. The kitchen has been newly fitted with a range of units and work surfaces, complemented by newly installed flooring which continues seamlessly throughout. A ground floor bathroom has also been refitted with a modern suite. To the first floor, the property offers two well-proportioned bedrooms, with the MASTER BEDROOM benefiting from a newly installed ENSUITE. Both bathrooms have been finished with high quality fittings and contemporary tiling. Externally, there is off-road parking and a rear garden providing outside space with scope for further improvement. The property has undergone extensive works including FULL REWIRE, NEW WINDOWS AND DOORS, NEW BOILER AND RADIATORS, NEW KITCHEN, NEW BATHROOMS AND NEW FLOORING THROUGHOUT, ensuring peace of mind for any prospective purchaser. An ideal purchase for a first-time buyer or investor, this property is offered in excellent condition and ready for immediate occupation



ROOM DESCRIPTIONS

LOUNGE/ KITCHEN DINER

15' 5" x 17' 3" (4.70m x 5.26m) A bright and spacious newly Refurbished open-plan lounge/ kitchen diner, featuring modern finishes and stylish tiled flooring throughout. the room offers a comfortable living area alongside a sleek fitted kitchen and dining space. Double patio doors provide plenty on natural light and lead out to a shared courtyard, while an additional door gives access to a refurbished downstairs bathroom

DOWNSTAIRS BATHROOM

6' 5" x 6' 5" (1.96m x 1.96m) A Stylish, newly refurbished downstairs bathroom featuring modern marble- effect tilling throughout. The space includes a sleek glass enclosed shower with contemporary fittings, a compact WC and sink, and a newly fitted frosted window allowing for natural light while maintaining privacy

BEDROOM 1

15' 6" x 8' 0" (4.72m x 2.44m) Bedroom with modern flooring, a double-glazed window providing natural light, radiator, and a door leading to an en-suite bathroom.

EN-SUITE

7' 3" x 6' 11" (2.21m x 2.11m) Newly refurbished bathroom featuring a contemporary freestanding bath with central mixer tap, stylish marble-effect tiled walls and flooring, and a modern vanity unit with inset basin. A skylight window provides natural light, complemented by recessed ceiling lighting and a wall-mounted radiator for added comfort.

BEDROOM 2

10' 0" x 9' 7" (3.05m x 2.92m) Bright and well-presented bedroom with modern flooring, a double-glazed window allowing plenty of natural light, and a radiator for comfort.

COURTYARD GARDEN

Paved courtyard

GARAGE

Detached garage with off road parking to the front



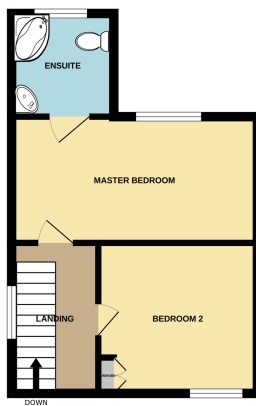
FLOORPLAN



GROUND FLOOR



1ST FLOOR



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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