

REDUCED

£375,000 Freehold



## 68 Kirby Road, Walton on the Naze, Essex. CO14 8RJ

- No Onward Chain - Keys To View
- Detached Bungalow
- Three Bedrooms
- Fully Integrated Kitchen/Breakfast Room
- Conservatory
- Front & Rear Gardens
- Large Driveway
- Close To Shops & Local Amenities





## PROPERTY DESCRIPTION

Being offered with NO ONWARD CHAIN in the popular Seaside town of WALTON ON THE NAZE, My Moving Places have the pleasure in offering For Sale this THREE BEDROOM DETACHED BUNGALOW set on a generous sized plot. Internally you step into a Bright Entrance Hall that widens. The Lounge to the left and Master Bedroom to the right. Bedrooms Three and Two follow with the Bathroom ahead. The Bathroom, originally two rooms offers both a Bath and Separate Shower unit. To the left, past the Lounge is the Kitchen with fully Integrated Indesit Appliances. From the Kitchen is the Conservatory which is brick based and overlooking the Garden. Externally the Front has a sweeping Driveway that continues to the side of the bungalow giving Ample Off-Road Parking. Both the Front and Rear are Lawned with the Rear Garden a Generous Size and Unoverlooked. This bungalow is positioned Close to the new M&S and Aldi as well as Titmarsh Marina with many more amenities local. In our opinion this property needs to be viewed to fully appreciate the size of the accommodation and the versatility of its layout.





## ROOM DESCRIPTIONS

### ACCOMMODATION

#### ENTRANCE HALL

UPVC entrance door, wood floor, radiator, loft access, smooth and coved ceiling.

#### MASTER BEDROOM

11' 11" x 11' 11" (3.63m x 3.63m) Double glazed window to front aspect, wood floor, radiator, smooth and coved ceiling.

#### BEDROOM THREE

11' 05" x 6' 05" (3.48m x 1.96m) Double glazed windows to side aspect, wood floor, radiator, smooth and coved ceiling.

#### BEDROOM TWO

11' 05" x 9' 0" (3.48m x 2.74m) Double glazed window to rear aspect, wood floor, radiator, smooth and coved ceiling.

#### BATHROOM

8' 10" x 5' 10" (2.69m x 1.78m) White suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and corner shower cubicle. Two obscure double glazed windows to rear aspect, fully tiled walls and floor, heated towel rail, extractor, smooth and coved ceiling.

#### LOUNGE

12' 11" x 11' 11" (3.94m x 3.63m) Double glazed window to front aspect, wood floor, radiator, smooth and coved ceiling.

### KITCHEN/BREAKFAST ROOM

15' 9" x 11' 11" reducing to 7'10" (4.80m x 3.63m) Range of matching high gloss eye level, base and drawer units, roll edge work surface inset one and a half stainless steel sink and drainer unit. Integrated five ring gas hob with extractor over. Fully integrated Indesit appliances including eye level oven, washing machine and dishwasher. Peninsular island. Obscure UPVC door to conservatory, double glazed windows to side and rear aspects, tiled splashback, tiled floor, radiator, smooth and coved ceiling.

### CONSERVATORY

12' 11" x 12' 4" (3.94m x 3.76m) Double glazed French doors to rear, double glazed door to side, double glazed windows to sides and rear aspects, under floor heating, tiled floor.

### EXTERIOR

#### GARDEN

To the Front: Attractive block paved driveway for multiple cars with remainder laid to lawn.

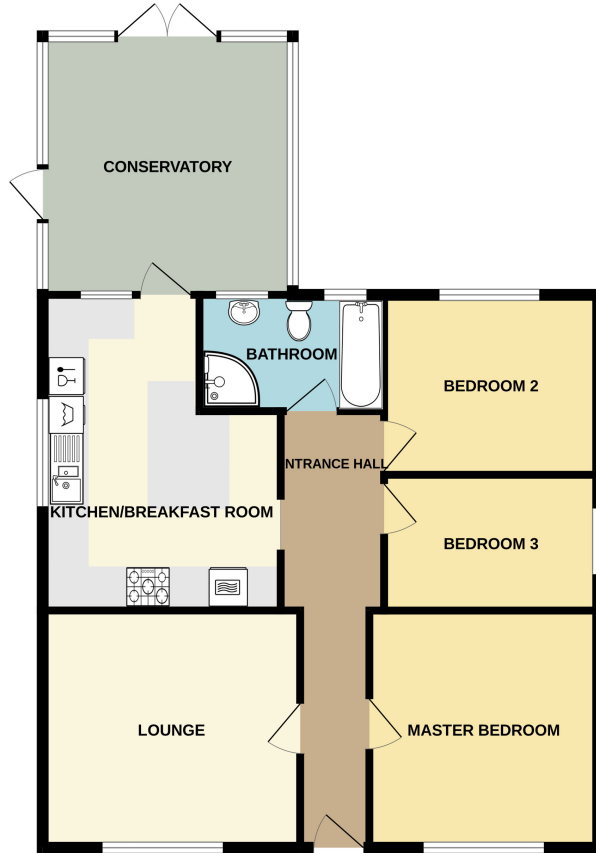
To the Rear: Commencing with block paved patio divided by dwarf brick wall, pathway to back of the garden parallel to the washing line. Outside lighting, tap and power supply. Access to front via sides.



# FLOORPLAN & EPC

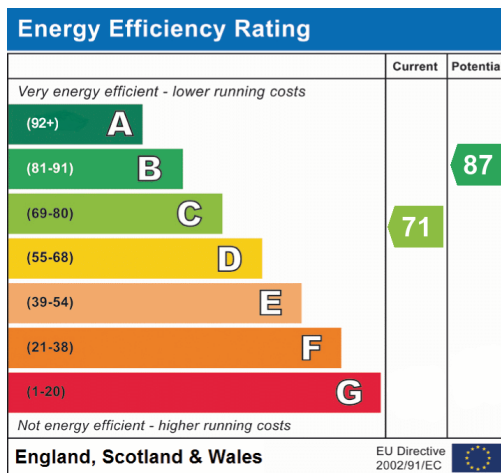


GROUND FLOOR



KIRBY ROAD

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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