

REDUCED

£375,000 Freehold



## 39 Woodberry Way, Walton on the Naze, Essex. CO14 8EL

- Three Bedrooms
- Detached Family Home
- Partial Sea Views
- Ground Floor Shower Room
- Gated Driveway To The Rear
- South East Facing Rear Garden
- Room To Extend (Subject To Planning)
- Close To Beach, Train Station & Town
- Non-Estate Location





## PROPERTY DESCRIPTION

Located in a Non-Estate position and just off the Sea Front with partial Sea Views we have the pleasure in offering For Sale this THREE BEDROOM DETACHED FAMILY HOME in the popular area of WALTON ON THE NAZE. Internally the Ground Floor gives way to a Large Lounge/Diner with Wood Burner, Modern Fitted Kitchen and Shower/Laundry Room with the First Floor having Three Bedrooms and Family Shower Room with Double Shower. Externally, situated on a corner plot gives additional outside space to the side of the property, as well as a Generous Sized Rear Garden and Gated Driveway. This home is well positioned with the Beach, Mainline Train Station and Town all within walking distance and in our opinion a viewing is essential to appreciate the great location of this well proportioned family home.





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALL

UPVC entrance door, double glazed window to side aspect, radiator, solid Oak flooring.

#### LOUNGE/DINER

22' 0" plus box bay x 11' 2" (6.71m x 3.40m) Double glazed box bay windows to front aspect, feature wood burner with slate hearth, two radiators, solid Oak flooring.

#### KITCHEN

15' 4" x 8' 0" (4.67m x 2.44m) Range of white matching eye level, base and drawer units with roll edge work surface inset stainless steel 1 and 1/2 sink and drainer. Built in Neff gas hob with extractor over and built in Neff oven and grill, space and plumbing for dishwasher, space for American style fridge/freezer. Double glazed door to garden, double glazed window to rear aspect, radiator, under stairs cupboard, part tiled walls, tile effect laminate flooring.

#### SHOWER ROOM

9' 7" x 4' 4" (2.92m x 1.32m) White suite comprising of low level WC, vanity wash hand basin and double length walk-in shower. Obscured double glazed window to rear aspect, heated towel rail, tiled flooring, fully tiled walls, space and plumbing for stacked washing machine and tumble dryer.

### FIRST FLOOR

#### LANDING

Double glazed window to side aspect, radiator, fitted carpet, storage cupboard, access to loft via hatch.

### MASTER BEDROOM

14' 8" plus box bay x 10' 8" (4.47m x 3.25m) Double glazed box bay to front aspect, double glazed window to side aspect with partial sea views, radiator, fitted carpet.

### BEDROOM TWO

10' 11" x 8' 0" (3.33m x 2.44m) Double glazed window to rear aspect, radiator, fitted carpet.

### BEDROOM THREE

9' 3" plus door recess x 8' 7" (2.82m x 2.62m) Double glazed window to rear aspect with partial sea views, radiator, fitted carpet.

### SHOWER ROOM

White suite comprising of low level WC, vanity wash hand basin and double walk-in shower. Obscured double glazed window to side aspect, heated towel rail, tiled flooring, fully tiled walls.

### EXTERIOR

#### GARDEN

To the Front: Dwarf brick wall enclosing a paved front garden extending to the side of the house with mature shrub borders.

To the Rear: South east facing garden commencing with block paved patio with pathway leading to a second decorative paved patio. Pergola positioned to allow mature flower and shrub borders to grow over with seating under, remainder laid to lawn. Double door shed extending the width of the rear driveway, additional mature flower and shrub borders, access to front via side gate, outside tap. Access to driveway is located on Seaview Drive.

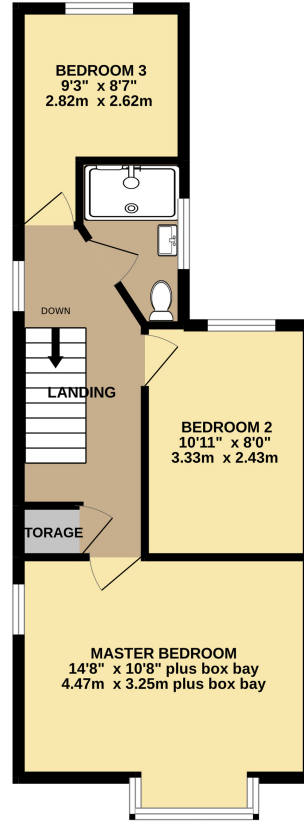
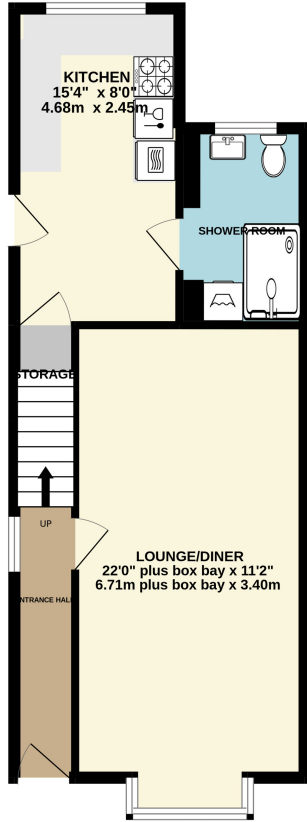


# FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



WOODBERRY 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(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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