

FOR SALE

£475,000 Freehold



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

- Three/Four Bedrooms
- Substantial Detached Family Home
- Ground Floor Shower Room
- En-Suite To Master Bedroom & Family Bathroom
- Open-Plan Kitchen/Diner
- Second Kitchen/Utility Room
- Ground Floor Office/Laundry
- Large & Private Rear Garden
- Two Garages & Off Road Parking
- Close To Beach & Local Amenities



## PROPERTY DESCRIPTION

Ideally positioned just off the Sea Front in the very popular Seaside Town of WALTON ON THE NAZE, My Moving Places have the pleasure in bringing to market this EXTENDED THREE/FOUR BEDROOM DETACHED FAMILY HOME. The location of this home is ideal for anyone wanting to be in catchment to Walton Primary or Tendring Technology College and is Close to Waltons Mainline Railway Station and Beach. On arrival you step through the Entrance Porch and into a bright and spacious Entrance Hall. The Shower Room is positioned to the right and ahead the hall leads to the Open-Plan Lounge/Diner, Kitchen and Utility Room. The Lounge/Diner is Dual Aspect and gives way to the Kitchen, Additional Reception Room/Bedroom and the Conservatory. The Utility Room/Second Kitchen gives way to the Laundry/Office and One of the Two Garages. To the First Floor are Three Bedrooms with an En-Suite Shower Room to the Master and a Family Bathroom. In addition the Loft has been fully boarded and Velux window installed as well as the owners recently having installed a New Glow Worm Combi Boiler. Externally to the Rear is a Large Private Garden and to the Front Two Garages with Off-Road Parking. In our opinion a viewing is essential to fully appreciate the versatile layout of this substantial sized family home and its wonderful position.



# ROOM DESCRIPTIONS

## GROUND FLOOR

### ENTRANCE PORCH

UPVC door, double glazed windows to front and side aspects, tiled flooring.

### ENTRANCE HALL

Wooden entrance door, under stairs storage cupboard, laminate flooring, radiator.

### SHOWER ROOM

Comprising low level WC, vanity wash hand basin and corner shower. Obscure double glazed window to front aspect, part tiled walls, vinyl flooring, radiator.

### UTILITY ROOM/ KITCHEN

15' 1" x 5' 1" (4.60m x 1.55m) Range of base and matching eye level units, roll edge work surface inset one and half bowl sink and drainer unit. Space for American style fridge/freezer, integrated dishwasher, cupboard housing new glow worm combination boiler, large larder with double glazed window to rear aspect. UPVC door to rear garden, tiled flooring, radiator.

### OFFICE

10' 4" x 7' 5" (3.15m x 2.26m) UPVC doors to rear garden and side aspect, courtesy door to garage, space and plumbing for washing machine, space for tumble dryer, laminate flooring.

### OPEN-PLAN KITCHEN

21' 4" x 9' 2" (6.50m x 2.79m) Range of base units, roll edge work surface inset circular stainless steel bowl sink, space for range cooker. Double glazed window to rear aspect, laminate flooring, open plan to Dining area

### DINING AREA

Wood and glazed door to Conservatory, fitted carpet. Open plan to Lounge.

### OPEN-PLAN LOUNGE

25' 0" x 12' 0" (7.62m x 3.66m) Double glazed window to front aspect, open fire with hearth and surround, fitted carpet, radiator.

### BEDROOM/ RECEPTION ROOM

12' 3" x 8' 1" (3.73m x 2.46m) Glazed wood door to Conservatory, skylight, fitted carpet, radiator.

### CONSERVATORY

UPVC door to rear garden, double glazed windows to side and rear aspects.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

12' 6" x 12' 2" reducing to 9'2" (3.81m x 3.71m) Double glazed window to rear aspect, fitted carpet, radiator.

### EN-SUITE

Comprising low level WC, vanity wash hand basin, large shower cubicle. Double glazed window to rear, tiled flooring, part tiled walls, heated towel rail.

### BEDROOM TWO

12' 1" x 12' 0" (3.68m x 3.66m) Double glazed window to front aspect, fitted carpet, radiator.

### BEDROOM THREE

9' 9" x 9' 5" (2.97m x 2.87m) Double glazed window to front aspect, fitted carpet, radiator.

### BATHROOM

Suite comprising low level WC, vanity wash hand basin, panelled bath. Double glazed windows to side and rear aspects, part tiled walls, vinyl flooring, heated towel rail.

### LOFT ROOM

Velux to front aspect, eaves storage, hatch in front of storage cupboard, fitted carpet.

## EXTERIOR

### GARDEN

To the Rear: Commencing with raised decking, step down with the remainder laid to lawn. Outside tap and power. Access to front via side gate.

To the Front: Parking for several vehicles, access to both garages positioned either side of the house.

### INTERGRAL GARAGE

Electric roller door, power and light, courtesy door to Office/Laundry.

### SECOND GARAGE

Roller door, power and light.

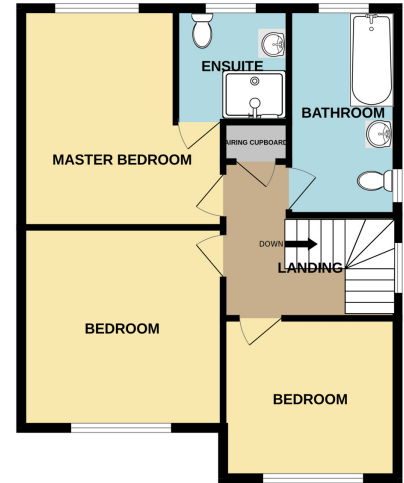


# FLOORPLAN



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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