



- Detached Bungalow
- Three Bedrooms
- En Suite & Family Bathroom
- Utility Room
- New Build
- No Onward Chain
- High Specification
- Open Plan Living Room/ Kitchen

### 61 Butchers Lane, Walton on the Naze, Essex, Essex. CO14 8UE.

A stylish three bedroom detached new build bungalow offered for sale with no onward chain. Highlights include modern fitted kitchen with quartz worktops, open plan living room with bi-fold doors, three bedrooms, family bathroom, en suite and low maintenance rear garden along with driveway to the front aspect of the property. The property is conveniently located within close proximity of shopping amenities at the Triangle shopping centre and is within one mile of Frinton's town centre, mainline railway station and seafront. Viewing highly advised to fully appreciated what this property has to offer.





# Property Details.

## Living Accommodation

### Entrance Hall

Composite front door, inset spot lights, radiator, loft access and airing cupboard.

### Open Plan Living/Kitchen/Diner



24' 10" x 14' 09" (7.57m x 4.50m) Window to rear and bifold doors, inset spot lights, radiator, open plan living including a fitted kitchen with a range of wall and base shaker style units, breakfast bar, quartz worktops, induction hob, oven, over head cooker hood, dishwasher, fridge/freezer, inset sink with drainer grooves, wall mounted boiler.

## Utility



10' 10" x 4' 11" (3.30m x 1.50m) UPVC window and door to side, inset spot lights, quartz worktop, stainless steel sink, space for washing machine.

## Bedroom One



10' 4" x 9' 4" (3.15m x 2.84m) Double glazed window to front, radiator, door to:.

# Property Details.

## En Suite



Obscure window to side with low level WC, wash and basin, shower cubicle with tiled splash back.

## Family Bathroom



Double glazed obscure window to side, inset spot lights, radiator, low WC, bath, vanity unit.

## Bedroom Two



10' 4" x 8' 9" (3.15m x 2.67m) Double glazed window to front, radiator.

## Outside

### Off Road Parking

Block paved driveway to front creating off road parking.

### Rear Garden



Patio area with a low level brick wall separating the remainder of the garden with steps raising up to the lawn, enclosed by fencing.

## Bedroom Three

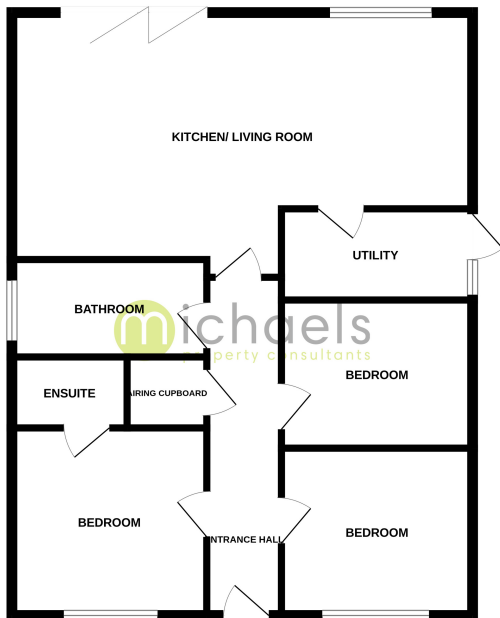


10' 4" x 7' 9" (3.15m x 2.36m) Double glazed window to side, radiator.

# Property Details.

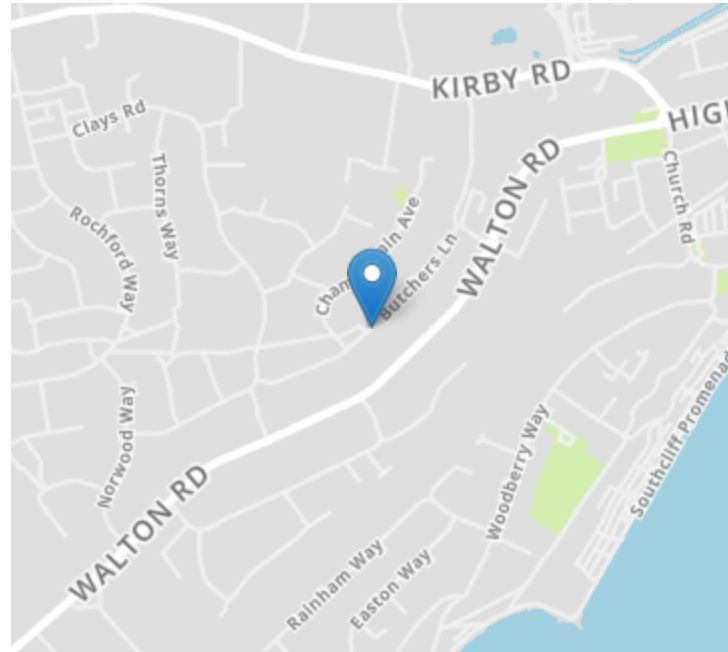
## Floorplans

GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.