



Old Hall Lane, Walton on the Naze, Essex. CO14 8LE

- No Onward Chain
- Four Bedroom Detached House
- Ground Floor Cloakroom & First Floor Family Bathroom
- En-Suite To Master Bedroom
- Two Reception Rooms & Conservatory
- Double Garage & Large Driveway
- Front & Rear Gardens
- Close To The Beach & Naze Tower



PROPERTY DESCRIPTION

In a Rarely Available Location, close to the Naze Nature Reserve in WALTON ON THE NAZE and being offered with NO ONWARD CHAIN, My Moving Places have the pleasure in offering For Sale this SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME WITH DOUBLE GARAGE. On arrival you step into a wide Entrance Hall that gives way to Two Reception Rooms, the Dual Aspect Lounge leading to the Conservatory and the Dining Room also Rear Facing. Back through the Hall to the Large Cloakroom and the Kitchen/Breakfast Room which leads through to the Utility Room. To the First Floor are Four Bedrooms and Family Bathroom with the Master boasting an En-Suite Shower Room. Externally there is a Large Driveway for Multiple Vehicles leading to a Double Garage and to the Rear, a Private and Well Stocked Garden. The property is Double Glazed Throughout and benefits from Gas Central Heating. All the rooms are generously proportioned and the layout could be adaptable if you required a Ground Floor Bedroom and Shower Room or needed a work space from home. In our opinion a viewing would be essential to fully appreciate the size of the accommodation and its wonderful position.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door, frosted flanking double glazed windows, stairs to first floor with under stairs storage cupboard, fitted carpet, radiator.

CLOAKROOM

Suite comprising of a low level WC and vanity wash hand basin with storage below. Obscure double glazed window to side aspect, tiled walls, fitted carpet, radiator.

LOUNGE

21' 1" x 13' 1" (6.43m x 3.99m) Double glazed bay window to front aspect, double glazed patio doors to conservatory, two radiators, fitted carpet, gas fire with hearth and surround.

CONSERVATORY

12' 3" x 11' 1" (3.73m x 3.38m) Double glazed French doors to garden, double glazed windows to side and rear aspects, laminate flooring, light with fan.

DINING ROOM

14' 7" x 13' 7" (4.45m x 4.14m) Double glazed window to rear aspect, fitted carpet, radiator.

KITCHEN/BREAKFAST ROOM

21' 1" x 10' 8" (6.43m x 3.25m) Matching eye level and base units, roll edge work surface inset 1 and 1/2 sink and drainer unit. Five ring gas hob with extractor over, eye level double oven. Double glazed windows to side and rear aspects, cupboard housing wall mounted boiler, tiled walls and floor, radiator.

UTILITY ROOM

9' 9" x 8' 1" (2.97m x 2.46m) UPVC door to garden, double glazed window to side aspect. Stainless steel sink and drainer unit, space and plumbing for washing machine and dishwasher, space for fridge freezer. Cupboard housing water tank, tiled walls and floor.

FIRST FLOOR

MASTER BEDROOM

15' 0" x 13' 7" (4.57m x 4.14m) Double glazed window to rear aspect, built in wardrobes, fitted carpet, radiator.

EN-SUITE

Suite comprising of a low level WC, vanity wash hand basin and corner shower cubicle. Obscure double glazed window to side aspect, tiled walls and floor, radiator.

BEDROOM TWO

13' 1" x 12' 9" (3.99m x 3.89m) Double glazed window to rear aspect, built in wardrobe, fitted carpet, radiator.

BEDROOM THREE

12' 1" x 9' 9" (3.68m x 2.97m) Double glazed window to rear aspect, fitted carpet, radiator.

BEDROOM FOUR

13' 1" x 8' 4" (3.99m x 2.54m) Double glazed window to front aspect, fitted carpet, radiator.

BATHROOM

Suite comprising of a low level WC, vanity wash hand basin and panelled bath with mixer tap and shower attachment. Double glazed Velux window, tiled walls and floor, large storage cupboard, heated towel rail.

EXTERIOR

DOUBLE GARAGE

Two up and over doors, courtesy door to garden, power and light.

FRONT GARDEN

Long driveway leading to double garage, remainder laid to lawn.

REAR GARDEN

Mainly laid to lawn with well stocked shrub borders. Outside tap, access to front via side gate.

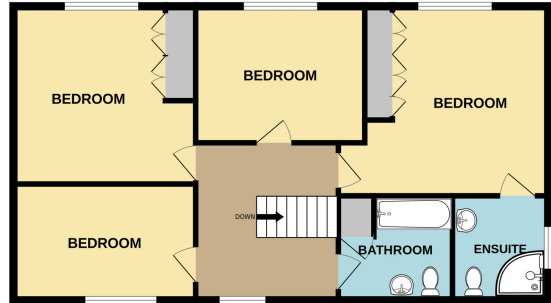


FLOORPLAN & EPC



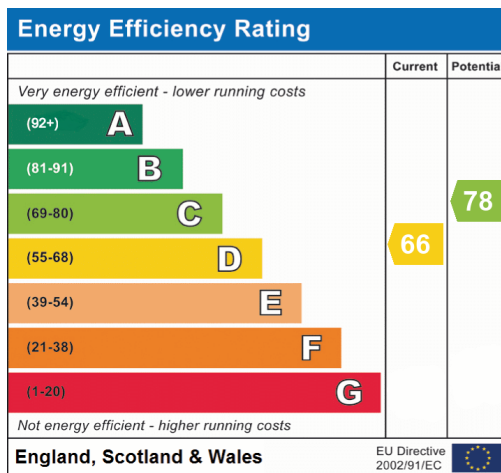
GROUND FLOOR

1ST FLOOR



OLD HALL LANE

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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