

REDUCED

£425,000 Freehold



## 25 Ashes Close, Walton on the Naze, Essex. CO14 8TZ

- Four Bedroom Detached House
- Modern Fitted Kitchen
- Ground Floor Cloakroom & First Floor Family Bathroom
- Dual Aspect Lounge with Wood Burner
- En-Suite To Master Bedroom
- Large Driveway & Garage
- Catchment for TTC and Hamford Primary
- Close To The Triangle Shopping Centre





## PROPERTY DESCRIPTION

Positioned at the end of a quiet Close in the very popular HOMELANDS AREA, My Moving Places have the pleasure in offering For Sale this FOUR BEDROOM DETACHED FAMILY HOME. Internally you step through a Bright and Welcoming Porch and into the Entrance Hall which gives way to the Cloakroom, Dual Aspect Lounge with Multifuel Log Burner and the Rear Facing Kitchen/Diner. The Kitchen boast Integrated Appliances and the Dining Space has French doors leading to the Garden. In addition, the Garage is Integral with a door from the Entrance Hall which the current owners use partially as a Utility.

The First Floor has a Large Landing and gives way to Four Bedrooms and the Family Bathroom with both a Shower and Separate Feature Bath. The Master Bedroom also boasts Backwater Views and an En-Suite Shower Room. Externally to the Front is Off-Road Parking for Multiple Vehicles and to the Rear a Good Sized Garden ideal for entertaining. This home is decorated to a high standard and has generously sized rooms throughout. In our opinion viewing this property is essential to fully appreciate the great location and size of this turnkey ready home.





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE PORCH

UPVC entrance door flanking obscure double panels, storage cupboard, wood flooring, radiator.

#### ENTRANCE HALL

Stairs to first floor, wood flooring, door to garage, radiator.

#### LOUNGE

17' 9" x 12' 4" (5.41m x 3.76m) Double glazed bay window to front aspect, double glazed French doors to garden, multi fuel log burner, fitted carpet, smooth ceiling, radiator.

#### KITCHEN

21' 4" x 11' 8" (6.50m x 3.56m) Range of base and matching eye level units, roll edge work surface inset stainless steel one and half bowl sink and drainer unit. Four ring electric hob with extractor over, built in oven and microwave, built in fridge/freeze and dishwasher. Double glazed French doors to garden, double glazed window to rear aspect, smooth ceiling with spot lights, radiator.

#### CLOAKROOM

7' 3" x 3' 5" (2.21m x 1.04m) Low level WC and wash hand basin, obscure double glazed window to side aspect, vinyl flooring, radiator.

#### INTEGRAL GARAGE

16' 11" x 10' 11" (5.16m x 3.33m) Up and over door, double glazed window to side aspect, roll edge work surface inset stainless steel sink and drainer, wall mounted boiler, space and plumbing for washing machine, space for tumble dryer. power and light connected.

### FIRST FLOOR

#### LANDING

Double glazed window to front aspect, double airing cupboard, boarded and insulated loft with power and light connected and pull down loft ladder. Fitted carpet, smooth ceiling, radiator.

### MASTER BEDROOM

13' 1" x 11' 0" (3.99m x 3.35m) Double glazed window to rear aspect with views of backwaters, fitted wardrobe, fitted carpet, smooth ceiling, radiator.

### EN-SUITE

7' 8" x 4' 4" (2.34m x 1.32m) Comprising low level WC, vanity wash hand basin and shower cubicle. Double glazed window to rear aspect, smooth ceiling with spot lights, radiator.

### BEDROOM TWO

13' 0" x 10' 6" (3.96m x 3.20m) Double glazed window front aspect, fitted carpet, smooth ceiling, radiator.

### BEDROOM THREE

12' 4" x 10' 4" (3.76m x 3.15m) Double glazed window to front aspect, fitted carpet, smooth ceiling, radiator.

### BEDROOM FOUR

9' 10" Plus door recess x 7' 1" (3.00m x 2.16m) Double glazed window to rear aspect, fitted carpet, radiator.

### BATHROOM

8' 10" x 6' 10" (2.69m x 2.08m) Suite comprising low level WC, vanity wash hand basin, feature bath and separate shower cubicle. Obscure double glazed window to side aspect, vinyl flooring, smooth ceiling with spot lights, heated towel rail.

### EXTERIOR

#### GARDEN

To Front: Blocked paved driveway providing ample off street parking, access to garage, access to rear via gate.

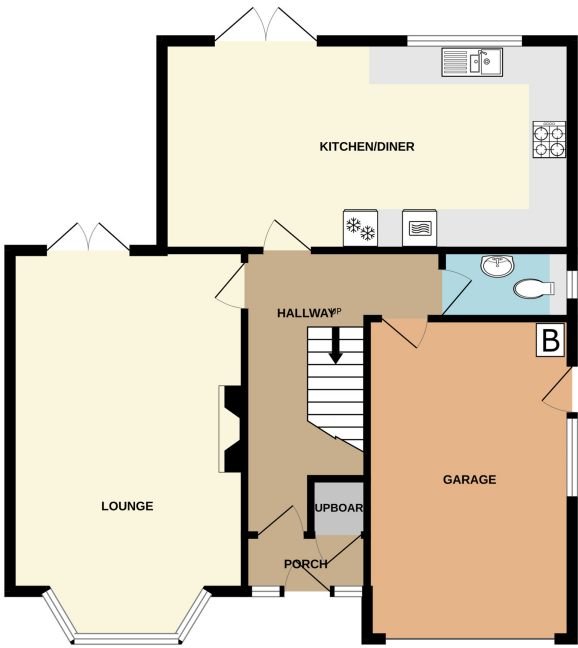
To Rear: Paved patio area, remainder laid to lawn with plant and flower borders, shed.



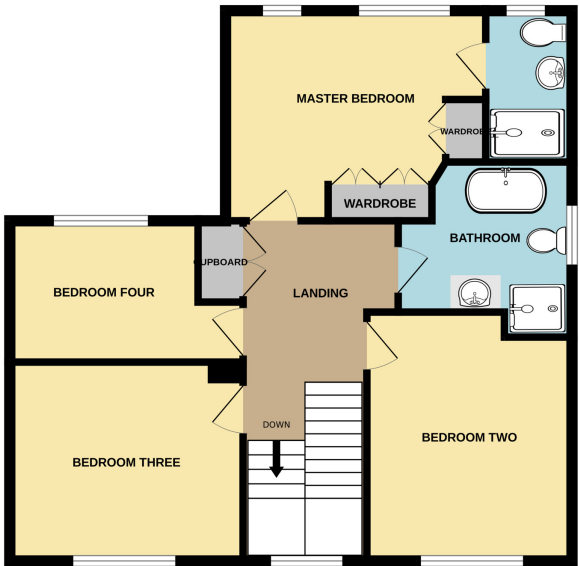
FLOORPLAN & EPC



GROUND FLOOR

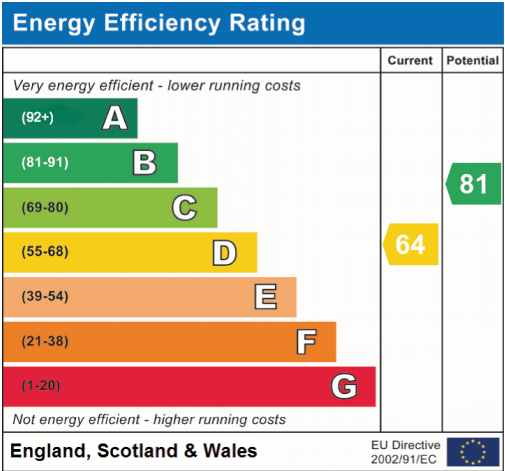


1ST FLOOR



ASHES CLOSE

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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