



The Creek, Walton on the Naze, Essex. CO14 8FF

- Substantial Detached Family Home
- Four/Five Bedrooms
- Turnkey Condition
- Many Upgraded Features
- En-Suite To Master Bedroom
- Fully Integrated Kitchen
- Ground Floor Cloakroom/Laundry
- Driveway & Garage
- Views Across Hamford Backwaters
- Field Views To The Rear



PROPERTY DESCRIPTION

Prominently positioned with extensive views across The Twizzle in the popular HAMFORD PARK area, My Moving Places have the pleasure of bringing to market this SUBSTANTIAL FOUR/FIVE BEDROOM DETACHED FAMILY HOME. Internally a Large Central Entrance Hall gives way to a Fully Integrated Kitchen which leads through to the Dining Room with French doors to the Garden. The Lounge is accessed from either the Entrance Hall or the Dining Room also with French doors to the Garden making both rooms versatile and ideal for hosting. In addition to the Ground Floor there is also a Laundry/Cloakroom and Bedroom Five/Reception Room that the current owners use as a Home Office. To the First Floor is a Family Bathroom and Four Double Bedrooms with Backwater Views from the Master Bedroom and Bedroom Two with the other two Bedrooms benefitting from Field Views to the rear. The Master Suite boasts an En-Suite and Balcony to maximise the views and all bedrooms are generous sized doubles. Externally there is an wide Driveway to the Front leading to the Garage and to the Rear a Private Garden with Field/Farmland views. Throughout this home the owners have made many upgrades from the Handstrom Instant Hot Water Tap fitted to the Blanco sink and drainer, Upgraded Hansgrohe and Mira Taps to all the Bathrooms, External Hardwired CCTV Cameras and many other nice touches. In our opinion a viewing is essential to fully appreciate the wonderful location of this versatile turnkey home.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Composite front door, wood flooring, radiator, stairs to first floor with under stair cupboard.

KITCHEN

15' 9" x 10' 11" (4.80m x 3.33m) Symphony kitchen comprising a range of cream high gloss eye level, base and draw units, square edge work surface inset one and a half Blanco sink and drainer unit fitted with a Handstrom instant hot water mixer tap and under counter water softener. Integrated five ring electrolux gas hob with stainless steel extractor over, integrated eye level AEG double oven, integrated Electrolux 70/30 fridge freezer and integrated Electrolux dishwasher. Double glazed window to front aspect with views of the Backwaters towards the Naze Tower, tall cupboard housing wall mounted Ideal boiler, plinth lighting, wood flooring, radiator. Open plan to the Dining Room.

DINING ROOM

12' 9" x 10' 9" (3.89m x 3.28m) Double glazed French doors to garden with double glazed flanking windows, wood flooring, radiator, phone and TV points.

LOUNGE

15' 6" x 12' 9" (4.72m x 3.89m) Double glazed French doors to garden with double glazed flanking windows, wood flooring, radiator, phone and TV points.

CLOAK ROOM/LAUNDRY

8' 9" x 5' 5" (2.67m x 1.65m) Fitted with low level WC and matching high gloss base units with square edge work surface and inset wash hand basin with Mira tap. Integrated Electrolux washing machine, wood flooring, radiator, extractor fan.

RECEPTION ROOM/BEDROOM FIVE

10' 0" x 8' 9" (3.05m x 2.67m) Double glazed window to front aspect with views of the Backwaters towards the Naze Tower, fitted carpet, radiator.

FIRST FLOOR

LANDING

Storage cupboard housing water tank and controls, access to loft via hatch, fitted carpet, radiator.

MASTER BEDROOM

16' 0" x 15' 4" (4.88m x 4.67m) Double glazed French doors to Balcony, double glazed window to front aspect, phone and tv points, radiator, fitted carpet.

EN-SUITE SHOWER ROOM

White suite comprising of low level WC, pedestal wash hand basin and large shower with folding door and all fitted with Hansgrohe taps and waste. Porcelanosa part tiled walls, tiled floor, radiator, extractor fan, shaver point.

BEDROOM TWO

13' 2" x 10' 11" (4.01m x 3.33m) Double glazed window to front aspect, radiator, fitted carpet.

BEDROOM THREE

15' 6" x 10' 11" (4.72m x 3.33m) Double glazed window to rear aspect, radiator, fitted carpet.

BEDROOM FOUR

12' 6" x 8' 3" (3.81m x 2.51m) Double glazed window to rear aspect, radiator, fitted carpet.

BATHROOM

White Roca suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower attachment all fitted with Hansgrohe taps and waste. Obscure double glazed window to rear aspect, part Porcelanosa tiled walls, tiled floor, radiator, extractor.

EXTERIOR

GARDEN

To the Front: Block paved driveway leading to detached garage, security cameras, access to rear via side gate.

To the Rear: Freshly cleaned and sealed block paved patio, second raised patio with pergola to stay, remainder laid to lawn. Two double outside plugs, two outside taps, field views behind.

GARAGE

Up and over door, power, lighting and shelving. Courtesy door to garden.

AGENT NOTES

The vendors have advised us that the below listed furniture are to be included with the sale.

Two electric reclining leather Sofology sofas

Oak dining table with 8 chairs

All wardrobes and beds (mattresses not included)

In addition all window dressings are also to remain.

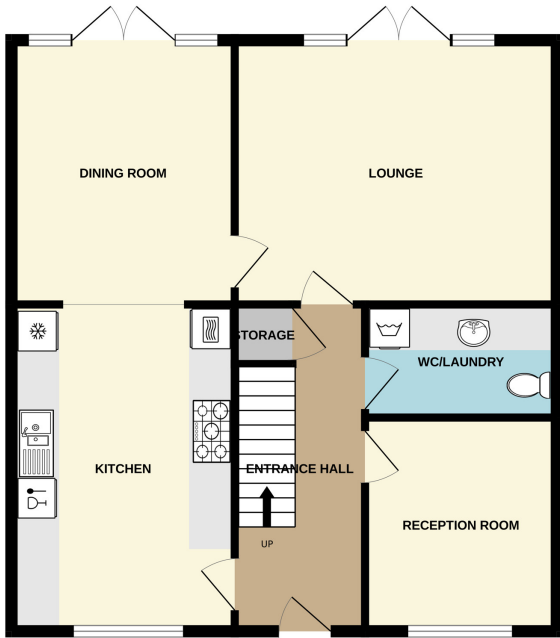
Additional furnishings can be negotiated including the lights and office/lounge furniture.



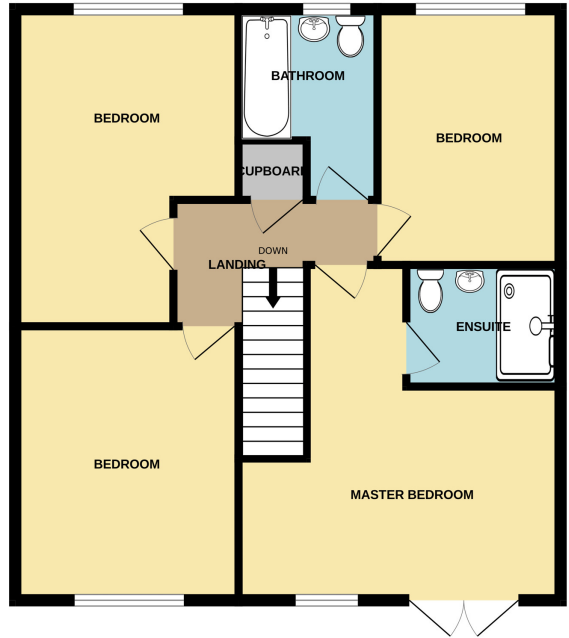
FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



THE CREEK

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+)	A		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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