



## 3 Pulpitfield Close, Walton on the Naze, Essex. CO14 8RS

- No Onward Chain - Keys To View
- Three Bedroom House
- Semi Detached
- Garage In Block
- Modern Fitted Kitchen
- Front & Rear Gardens
- Dual Aspect Lounge/Diner
- Catchment To Hamford Primary Academy & TTC



## PROPERTY DESCRIPTION

Located on the popular HOMELANDS ESTATE in the seaside town of WALTON ON THE NAZE and being offered with NO ONWARD CHAIN My Moving Places have the pleasure in offering For Sale this REFURBISHED THREE BEDROOM SEMI-DETACHED HOUSE. Its ideal position means it is in catchment to Hamford Primary Academy and Tendring Technology College as well as being near to The Triangle Shopping Centre, the new Aldi and M&S site with good Train and Bus Links. Internally you are welcomed into a Bright Porch leading through to the Entrance Hall and into the Dual Aspect Lounge/Diner. This room is flooded with light and gives way to the Refurbished Fully Integrated Kitchen. To the First Floor are Three Bedrooms, Bathroom and Separate W.C. Externally there are both Front & Rear Gardens as well as a Garage located in a block. In our opinion a viewing is essential to fully appreciate the convenient location of this well presented and refurbished home.



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE PORCH

UPVC double glazed entrance door, door to hallway, radiator.

#### ENTRANCE HALL

Stairs to first floor, radiator, fitted carpet.

#### LOUNGE/DINER

26' 3" x 13' 9" reducing to 7' 2" (8.00m x 4.19m)  
Double glazed windows to front and rear aspects, two radiators, fitted carpet.

#### KITCHEN

9' 7" x 9' 4" (2.92m x 2.84m) Modern high gloss range of matching eye level and base units, roll edge work surface inset stainless steel sink and drainer unit. Integrated four ring electric hob with oven below and extractor over. Integrated fridge, freezer and washing machine. UPVC door to garden, double glazed window to rear aspect, walk in under stairs cupboard with power and light, tall larder style cupboard housing wall mounted boiler, radiator, vinyl flooring.

### FIRST FLOOR

#### LANDING

Airing cupboard, access to loft via hatch, Remcon air ventilation system.

#### MASTER BEDROOM

14' 0" x 9' 7" (4.27m x 2.92m) Double glazed window to front aspect, radiator, fitted carpet.

#### BEDROOM TWO

11' 1" x 8' 9" (3.38m x 2.67m) Double glazed window to rear aspect, radiator, fitted carpet.

#### BEDROOM THREE

9' 9" x 7' 0" (2.97m x 2.13m) Double glazed window to front aspect, built in wardrobe, radiator, fitted carpet.

#### BATHROOM

Suite comprising of pedestal wash hand basin and panelled bath with electric Triton shower over. Obscure double glazed window to rear aspect, tiled walls and floor, radiator.

#### SEPERATE W.C.

Obscure double glazed window to rear aspect, low level WC, radiator, laminate floor.

### EXTERIOR

#### GARDEN

To the Front: Laid to lawn with concrete path leading to front door.

To the Rear: Commencing with patio area with remainder laid to lawn, shingled area with shed. Access to front via side gate.

#### GARAGE

Located in block, up and over door.

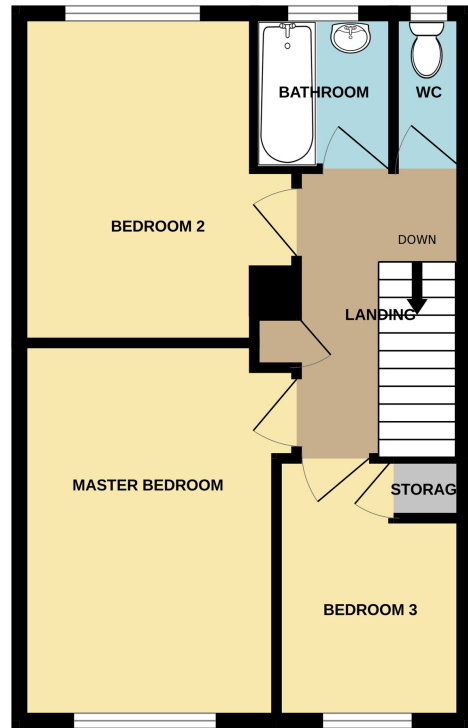
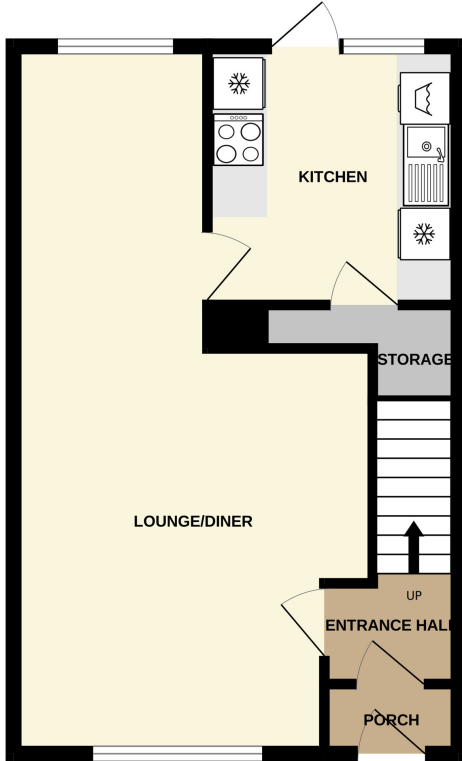


# FLOORPLAN & EPC



GROUND FLOOR

1ST FLOOR



PULPITFIELD 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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