

FOR SALE

£438,000 Freehold



Kirby Road, Walton on the Naze, Essex. CO14 8QT

- New Family Bathroom
- Fitted Modern Kitchen
- Double Glazed
- 4/5 Bedrooms
- Integral Garage
- L Shaped Rear Garden
- Study/Bedroom 5
- Large Double Bedroom
- Ample Parking
- Dining Room
- Close To All Amenities
- 21ft x 15ft Lounge



PROPERTY DESCRIPTION

Exceptionally spacious 4-5 BEDROOM DETACHED FAMILY HOME benefiting from 4 double Bedrooms on the first floor plus additional ground floor separate bedroom or Study . The property is set back from the road and offers great access to all local amenities. The front driveway has parking for several cars and access to integral garage. The rear garden is zoned utilising the L shape and has good lawn and patio area. A viewing is strongly advised to appreciate the property.



ROOM DESCRIPTIONS

Entrance hall

Front Entrance door to small porch, main Entrance door to Reception hall.

The hall is a good size being almost 18 feet in length 2 storage cupboards and door leading to integral garage, study/ Bedroom 5, Cloakroom and door to main Lounge area.

Dining room/ area

14' 0" x 10' 8" (4.27m x 3.25m) Double glazed window to rear aspect, ample space for a good sized dining room. Two steps down to the Lounge.

Lounge

An impressive dual aspect room. Very spacious comfortable light airy room.

Double glazed patio doors to garden and large front double glazed window, stairs to first floor, radiator.

KITCHEN

14' 0" x 10' 3" (4.27m x 3.12m) Modern fitted kitchen, range of wall, drawer and matching base units. Work surface inset stainless steel sink and drainer unit. Built in oven, five ring gas hob with extractor over, small breakfast bar area. Double glazed door to rear garden, double glazed window to rear aspect.

Bedroom 5/ study

9' 11" x 6' 10" (3.02m x 2.08m) Double glazed window to front aspect, radiator.

Cloakroom

Comprising low level WC and wash hand basin.

Integral garage

17' 2" x 10' 0" (5.23m x 3.05m) Electric roll shutter door. plumbing with gas central heating boiler. Integral door to main reception hall.

Bedroom 1

16' 5" x 13' 6" (5.00m x 4.11m) Dual aspect main bedroom, two eaves cupboards protrude offering a large amount of storage and wardrobe space, radiator.

Bedroom 2

14' 1" x 11' 10" (4.29m x 3.61m) Double glazed window to front aspect, radiator. A very large bedroom with plenty of space.

Bedroom 3

Double glazed windows to front and side aspects. A very light and airy room. radiator.

Bedroom 4

13' 11" x 8' 10" (4.24m x 2.69m) Double glazed window to side aspect, radiator.

BATHROOM

Newly installed Bathroom, comprising low level WC, vanity wash hand basin and a large walk in rainfall shower. Light mirror and heated towel rail.

EXTERIOR

TO THE FRONT

Block paved driveway providing ample parking, generous lawn area. Access to Integral Garage, access to rear via side gate.

Garden

L shaped south facing garden with good zoning. Large patio area, laid to lawn with bushes, shed, access to front via side gates.



FLOORPLAN & EPC



GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.2 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England, Scotland & Wales		EU Directive 2002/91/EC

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