



44 Skippers Way, Walton on the Naze, Essex. CO14 8FD

- Five Bedroom Detached House
- Versatile & Adaptable Layout
- Three Reception Rooms
- Ground Floor Cloakroom/Laundry
- Two Room Outbuilding
- Extensive Solar System With Battery Storage
- Front & Rear Gardens
- Double Length Garage
- Off Road Parking For Multiple Vehicles
- Close To Shops, Mainline Train and Beach



PROPERTY DESCRIPTION

Nestled on a corner plot at the end of a Close in the popular HAMFORD PARK area, My Moving Places have the pleasure of offering For Sale this SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME with GARDEN BUILDING/POTENTIAL ANNEXE. Internally a Large Central Entrance Hall gives way to a Fully Integrated Kitchen which leads through to a Sitting Room/Second Reception Room with French doors to the Garden. The Lounge is accessed from either the Entrance Hall or the Reception 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 Third Reception Room/Additional Bedroom currently being used as a Dining Room. To the First Floor is a Family Bathroom and Five Bedrooms. The Master boasts an En-Suite, Built-In Mirrored Wardrobes and Balcony. There is a Home Office which has been divided from the Fourth Bedroom and can be reinstated to a Fourth Double. Externally to the Front is an Large Driveway leading to the Double Length Garage and to the Rear a Private Garden boasting a Two Room Outbuilding with many uses. The current owners have fitted a 26 Panel Project Solar System with Battery Storage that fully covers all energy costs for the home as well as bringing in an additional income. The location of this home is ideal for anyone wanting to be Close to the Beach, Town and Walton's Mainline Railway Station. In our opinion a viewing is essential to fully appreciate the versatile layout of this large, well presented family home.



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE HALL

Composite entrance door, stairs to first floor, under stair storage, wood flooring, radiator.

DINING ROOM/BEDROOM FIVE

10' 0" x 8' 9" (3.05m x 2.67m) Double glazed window to front aspect, wood flooring, radiator. The current owners use this as a Dining Room but previously had it set a bedroom.

KITCHEN

15' 9" x 10' 11" (4.80m x 3.33m) Comprising a range of soft grey high gloss eye level, base and draw units, square edge work surface inset one and a half stainless steel sink and drainer unit. Four ring gas hob with extractor over and double AEG oven below, integrated Electrolux dishwasher, integrated 50/50 fridge freezer. Double glazed window to front aspect, tall cupboard housing wall mounted boiler, wood flooring, soft grey tiled splashback, radiator. Open plan to the Sitting Room

SITTING 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.

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.

CLOKROOM/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 inset wash hand basin. Integrated washer/dryer, tiled flooring, radiator, extractor fan.

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" into wardrobe (4.88m x 4.67m) Double glazed French doors to Balcony, double glazed window to front aspect, built in mirrored wardrobe hiding wall mounted TV point, radiator, fitted carpet.

EN-SUITE

White suite comprising of low level WC, pedestal wash hand basin and large shower with folding door. Part tiled walls, tiled floor, radiator, extractor fan, shaver point.

BEDROOM TWO

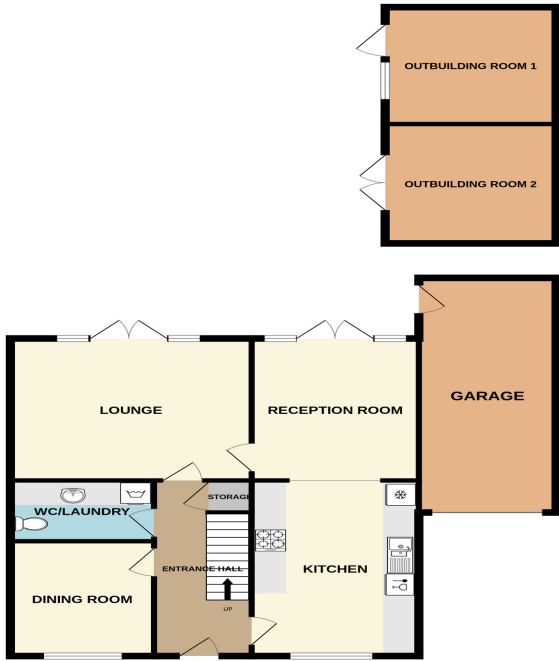
13' 4" to wardrobes x 8' 3" (4.06m x 2.51m) Double glazed window to rear aspect, fitted mirrored wardrobe, radiator, fitted carpet.



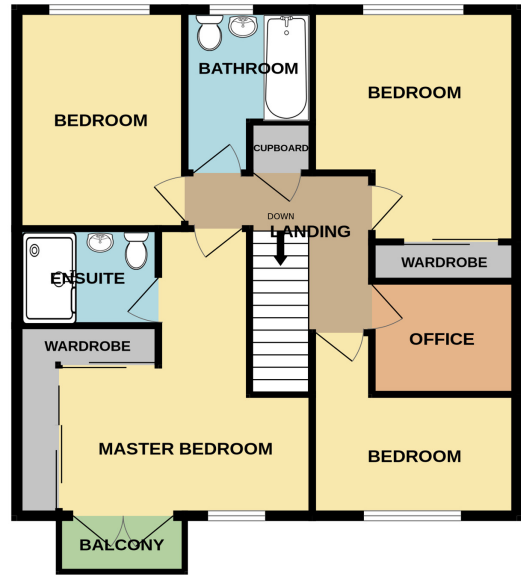
FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



SKIPPERS WAY

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		94
(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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