



97 Kirby Road, Walton On The Naze, Essex, CO14 8RB

Asking Price of £600,000

A beautifully presented four bedroom, three bathroom, two reception room detached house with a brand new recently fitted kitchen and utility room, an in and out paved driveway, double garage and a simply amazing large garden complete with covered outside dining area, fully working allotment with raised beds, an outbuilding and storage sheds in the sought after location of Walton on the Naze.



THE PROPERTY

The newly laid paved in and out driveway allowing for ample off street parking for several vehicles will be the first feature of this detached house which will attract your attention, as well as the double garage complete with toilet and sink and up and over remote control door.

On entering the property you will be greeted by a spacious entrance hallway. To the left is a generous double aspect reception room with high ceilings, a wood burner and larger than average windows allowing lots of light to flood in. The newly installed kitchen/breakfast room is well equipped with plenty of useful storage space. The large utility room is perfect for a good size family and is complete with separate sink and door giving access to the side of the house. There are two separate dining rooms, one off the kitchen with lovely views over the garden and a more formal one big enough to accommodate ten guests comfortably. Depending on how you wish to make use of them, there are three bedrooms on this floor (alternatively one could be used as a study and the other a garden room). Finally on this floor is a reasonable sized bathroom with a walk-in shower cubicle. The first floor comprises two large double bedrooms both with plenty of very useful storage and two fully redecorated bathrooms, one of which is an en-suite.

The garden of this property must be seen to be fully appreciated, if anything for its size. It has many facets including an outbuilding which is currently used as extra living accommodation (it could easily be changed to an office), a large chicken coop and run which could also be used as a dog kennel, fully working allotment with raised beds, a covered outside dining area and side return large enough to park a caravan.





LOCATION

The property is located in the village of Walton-on-the-Naze which sits on the borders of Kirby le Soken and Frinton-on-Sea, within the Tendering District of Essex. There is an array of friendly local country pubs, Marks & Spencers food hall, post office and easily accessed train station with a small variety of shops close by. Nearby a network of footpaths allow you to walk all the way down to the nature reserve and then on to finally meet the sea and you can also walk into Walton-on-the-Naze which has fine sandy beaches and the second longest pier in the country. For those who enjoy boats, Titchmarsh Marina is only a short drive away.

Within a few minutes drive you will discover Frinton on Sea, a small tranquil seaside town which is home to beautiful beaches and vast 'Greensward'. Many celebrities are known to have either visited Frinton or enjoyed living there, household names such as Sir Cliff Richard, Mike Reid and Sir Winston Churchill amongst many others. Frinton boasts boutique shopping and some wonderful restaurants and eateries along its main street.

Frinton On Sea railway station is within easy reach and offers access to Stratford International Station in around 1 hour and 20 minutes. Stratford is the main hub station, with Stratford to Bond Street in 14 minutes and 7minutes to Shoreditch. There are also direct links to London Liverpool Street.

There is plenty of activity for all the family to enjoy in the area especially events hosted by the well-respected Frinton Lawn Tennis Club, The Cricket and Golf Clubs. There are scenic walks, beaches with picturesque painted huts and many bridal ways to explore.

This stunning beauty spot with tidal inlet locally known as 'the backwaters' is just a mile or so away from the house. With untamed grassland, abundant wildlife and birds on the saltmarsh.







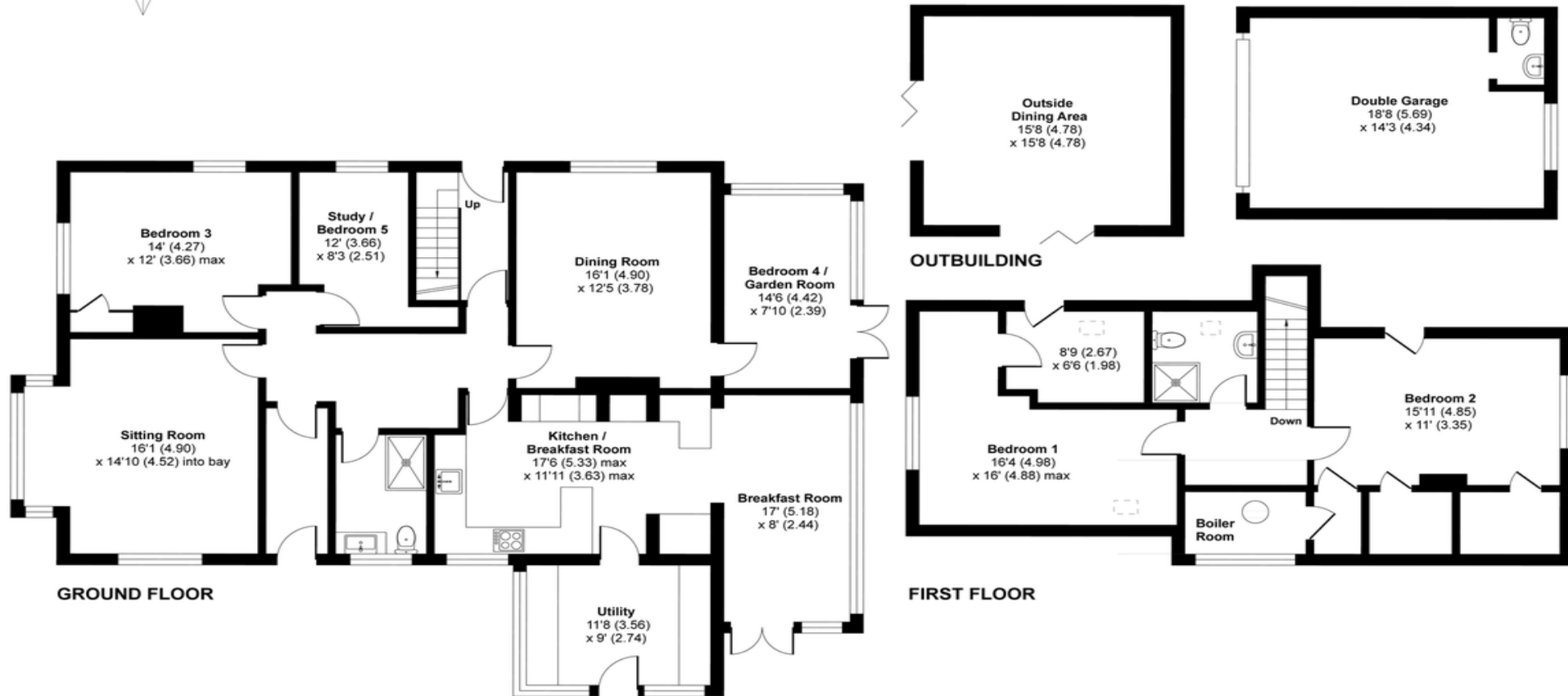
Kirby Road, Walton On The Naze, CO14

Approximate Area = 2260 sq ft / 210 sq m (excludes garage)

Outbuilding = 245 sq ft / 23 sq m

Total = 2505 sq ft / 233 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Fine & Country. REF: 692434

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