



Palmer & Partners



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GUIDE PRICE £300,000 - £315,000

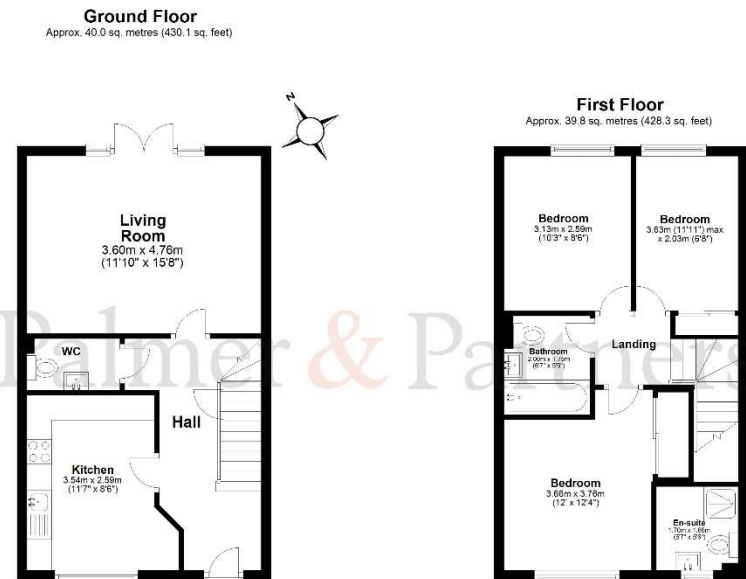
Situated on the popular HAMFORD PARK DEVELOPMENT, lies this exceptionally well presented and looked after, MODERN, THREE BEDROOM, semi-detached home with an ATTRACTIVE CAR PORT. Constructed in 2018, the property benefits from falling under the 10 YEAR NHBC GUARANTEE for peace of mind.

The rear garden is around 1,160 Sq. Ft. and benefits from having a garden wall light and front porch light, solar lights to patio, large porcelain patio (laid summer 2024), log cabin with electrical supply and light, security light to carport, outdoor tap/hosepipe, outdoor electrical supply, and a carport/drive space for up to three cars.

Internally, the property has a light and airy feel with immaculate decoration throughout. Upon entering a spacious hallway, you walk into the kitchen, which is fully stacked with INTEGRATED APPLIANCES, AEG built-in induction hob, oven, microwave and cooker hood. The lounge has lovely patio doors opening onto the garden and media socket for fibreoptic broadband. There is a ground floor cloakroom W.C and under-stairs cupboard all with Amtico Spacia white ash flooring. Upstairs has stain free dove grey fitted carpets with Amtico Spacia ceramic frost with MP38 striping in the main bathroom and en-suite, with heated towel rails, adjustable height thermostatic chrome shower over bath and glass screen in main bathroom.

Further general benefits include; humidity sensing fans to all bathrooms and kitchen, spotlights to the kitchen, lounge, hallway and main bathroom, sockets in under-stairs cupboard, TV ariel sockets to the kitchen, lounge, and master bedroom, and two fully integrated wardrobes in bedrooms.

The property is in a very convenient position, being a short walk to the M&S Food Hall, Aldi Supermarket, the beautiful seafront, and Walton-on-the-Naze town centre, which has a selection of boutique style shops, cafes, restaurants, Bath House Meadow Development with swimming pool, gym facilities, Columbine Centre, and indoor bowls. The railway station offers links to Colchester, Chelmsford, and London



Total area: approx. 79.8 sq. metres (858.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

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