

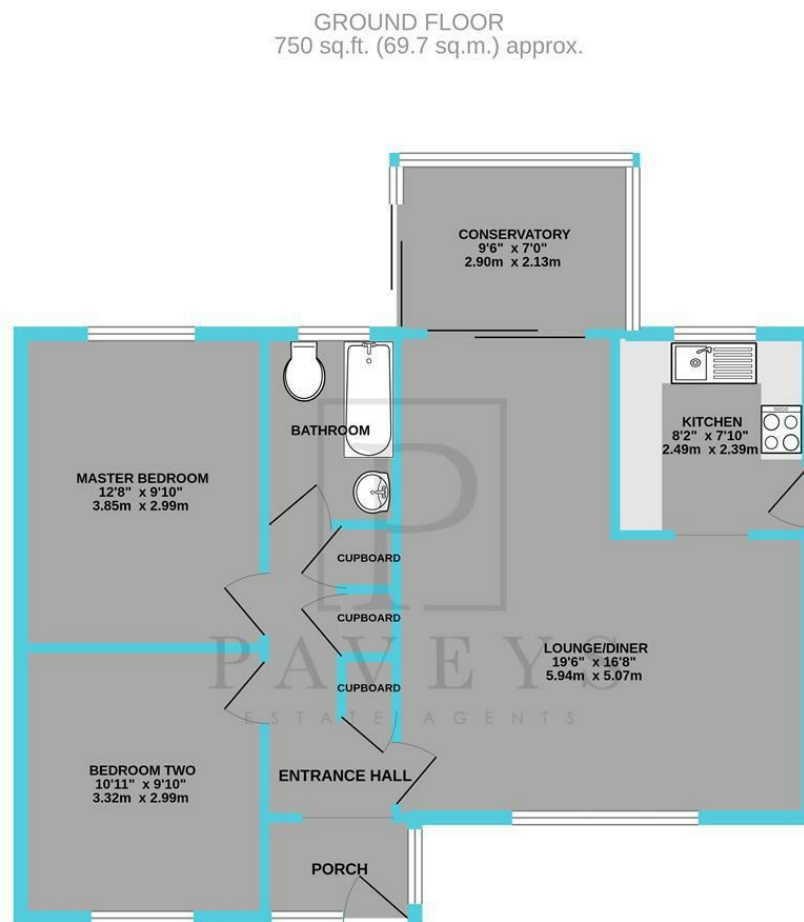


26, Lumber Leys
Walton On The Naze, CO14 8SS
Price £289,995 Freehold

Positioned in a peaceful cul-de-sac on the FRINTON HOMELANDS with views over the greensward is this DETACHED BUNGALOW with GOOD SIZE REAR GARDEN & DETACHED GARAGE. Lumber Leys is located within easy reach of all local amenities including the Triangle Shopping Centre, Tesco Superstore and is within a short stroll of FRINTON PARK RECREATION GROUND. The property benefits from a lounge diner with patio doors to the conservatory, kitchen, two double bedrooms, modern shower room and garage with driveway to the front. Contact Paveys to arrange your appointment to view.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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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PORCH

UPVC double glazed entrance door to front aspect, double glazed windows to front and side aspects, laminate flooring, open access to Entrance Hall.

ENTRANCE HALL

Laminate flooring, coved ceiling, three built in storage cupboards, loft access, radiator.

LOUNGE DINER 19'6 x 16'8 (5.94m x 5.08m)

Double glazed window to front, double glazed sliding patio doors to Conservatory, open access to Kitchen, laminate flooring, TV point, radiators.

KITCHEN 8'2 x 7'10 (2.49m x 2.39m)

Over and under counter units, work tops, inset stainless steel sink and drainer with mixer tap. Oven and hob with extractor over, space and plumbing for washing machine, space for fridge freezer. Double glazed window to rear overlooking the garden, UPVC double glazed door to side, tiled flooring, part tiled walls, coved ceiling, under unit lighting.

CONSERVATORY 9'6 x 7' (2.90m x 2.13m)

Part brick construction, double glazed sliding patio doors to rear garden, double glazed windows to rear and side aspects with views over the garden, laminate flooring, poly carb, roof, radiator.

MASTER BEDROOM 12'8 x 9'10 (3.86m x 3.00m)

Double glazed window to rear overlooking the garden, laminate flooring, coved ceiling, radiator.

BEDROOM TWO 10'11 x 9'10 (3.33m x 3.00m)

Double glazed window to front, laminate flooring, coved ceiling, radiator.

BATHROOM

Modern white suite comprising low level WC, vanity wash hand basin and bath with mixer taps and shower attachment over. Double glazed window to rear, tiled flooring, fully tiled walls, coved ceiling, chrome heated towel rail.

OUTSIDE FRONT

Open lawn area, driveway to the front of the Garage providing off road parking, gated access to rear.

OUTSIDE REAR

A super size rear garden, mainly laid to lawn with patio area, flower shrub borders, panel fencing, access to Garage, gated access to front.

DETACHED GARAGE

Up and over door, double glazed courtesy door to garden, double glazed window to side, power and light connected (not tested by Agent).

IMPORTANT INFORMATION

Council Tax Band: C

Tenure: Freehold

Energy Performance Certificate (EPC) rating:

The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents will require all potential purchasers to provide photographic identification, alongside proof of residence when entering into negotiations regarding one of our properties. This is in order for Paveys Estate Agents to comply with current Legislation.