



**6 Bennett Close, Walton On The Naze, CO14 8SE**  
**£260,000**

Red Rock Estate Agency proudly presents this charming two double-bedroom semi-detached bungalow, nestled in the highly sought-after 'Frinton Homelands' development. Offered with no onward chain, this delightful property is conveniently located just a short walk from a bus stop, providing excellent access to local shopping amenities and nearby towns and villages. Furthermore, it is situated within a mile and a half of Frinton's railway station and scenic seafront. Early viewing is highly recommended to secure this fantastic opportunity.

## Property Details:

### Entrance:

An obscured, sealed unit double-glazed door opens to:

### Entrance Hall:

Includes a built-in airing cupboard housing the hot water cylinder, loft access, and doors to various rooms.

### Bedroom One:

Size: 5.00m x 3.30m (16'5" x 10'10")

Features laminate flooring, a radiator, and a sealed unit double-glazed window to the front.

### Bedroom Two:

Size: 3.30m x 3.00m (10'10" x 9'10")

Includes laminate flooring, a radiator, and a sealed unit double-glazed window to the front.

### Shower Room:

Comprises a low-level WC, a vanity wash hand basin with a mixer tap and storage space underneath, and a fitted corner shower cubicle with a wall-mounted shower attachment.

Fully tiled walls and tiled flooring.

Features a fitted tall housing cupboard, a radiator, and an obscured sealed unit double-glazed window to the side.

### Lounge:

Size: 3.89m x 3.30m (12'9" x 10'10")

Includes laminate flooring, a radiator, and sealed unit double-glazed sliding patio doors leading to the conservatory.

### Kitchen:

Size: 3.30m x 2.82m (10'10" x 9'3")

Fitted with a range of matching white-fronted units and rolled edge work surfaces.

Features an inset stainless bowl sink and drainer unit, an inset four-ring gas hob with extractor hood above, and a built-in eye-level double electric oven. Includes additional matching units at eye and floor level, space for a fridge/freezer, and plumbing for a washing machine.

Houses a wall-mounted 'Worcester' boiler for heating and hot water.

Part tiled walls and tiled flooring.

Sealed unit double-glazed window to the rear and a sealed unit double-glazed door leading to:

### Conservatory:

Size: 6.12m x 3.00m (20'1" x 9'10")

Features tiled flooring, two radiators, sealed unit double-glazed windows to the side and rear, and sealed unit double-glazed 'French' style doors leading to:

### Outside - Rear:

Mainly paved with beds laid to shingle, featuring a variety of trees and shrubs.

Private access door to the garage, which includes power and light.

Outside tap and enclosed by panelled fencing.

### Outside - Front:

Block paved driveway providing off-street parking for several vehicles.

Leads to a garage with an up-and-over door.

## Floor Plan

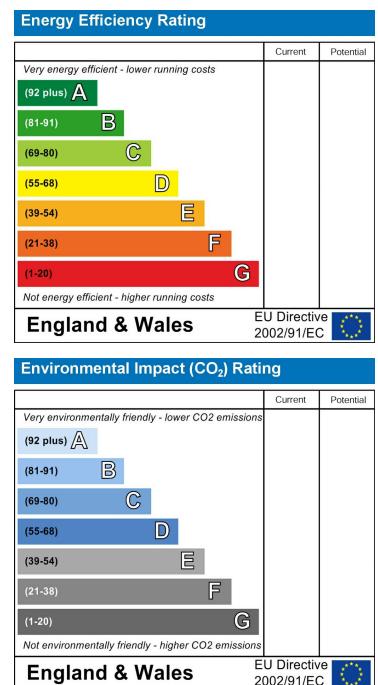


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and should not be relied upon as a statement of fact. Prospective purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.