



LAMB & CO

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Inspired by property, driven by passion.



## BETTS GREEN ROAD, LITTLE CLACTON, CO16 9NH

OFFERS IN EXCESS OF £525,000

Welcome to 'The Meadows', a peaceful tucked away mews development of just 7 properties. This high specification detached bungalow offers spacious, light and airy accommodation throughout with luxury detail present behind each door. The bungalow is due for completion this summer and benefits from double garage with electric door and ample off-road parking.

- Three Bedrooms
- Quiet Mews Position
- 1,365 Sq Ft
- Luxury Specification
- NEFF Appliances
- Quartz Worktops
- Double Garage
- South Facing Garden
- En-Suite to Master Bedroom

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### OUTSIDE

Outside the property offers off road parking via a block paved attractive driveway leading to a detached garage. Screened from the road by laurel hedging and timber post and rail fencing.

The rear garden is south facing, predominantly laid to lawn with a good-sized patio area for entertaining and dining in the sun.

### LOCATION

Little Clacton is a rural village around two and a half miles north of Clacton town centre. It is served by its own local thriving amenities which include Post Office, Public house, Good primary school, playing fields and recreational parks, Takeaways and Provides easy access into and out of Clacton on the B1441.

### ENTRANCE HALL

### BEDROOM ONE

14'1 x 11'10 (4.29m x 3.61m)

### ENSUITE

9'2 x 4'2 (2.79m x 1.27m)

### BEDROOM THREE

11'10 x 10'5 (3.61m x 3.18m)

### LOUNGE

16'6 x 14'10 (5.03m x 4.52m)



### KITCHEN/DINER

25'4 x 15' (7.72m x 4.57m)

### UTILITY ROOM

11'3 x 5'2 (3.43m x 1.57m)

### BEDROOM TWO

16'7 x 11'8 (5.05m x 3.56m)

### BATHROOM

7'7 x 6'4 (2.31m x 1.93m)

### OUTSIDE

### FRONT

### DOUBLE GARAGE

Power & Light connected, electric sectional door.

## REAR



purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## SIDE



### Additional Information

Council Tax Band: TBC

Heating: underfloor heating

Seller's Position: no onward chain

Garden Facing: South

### Agents Note Sales

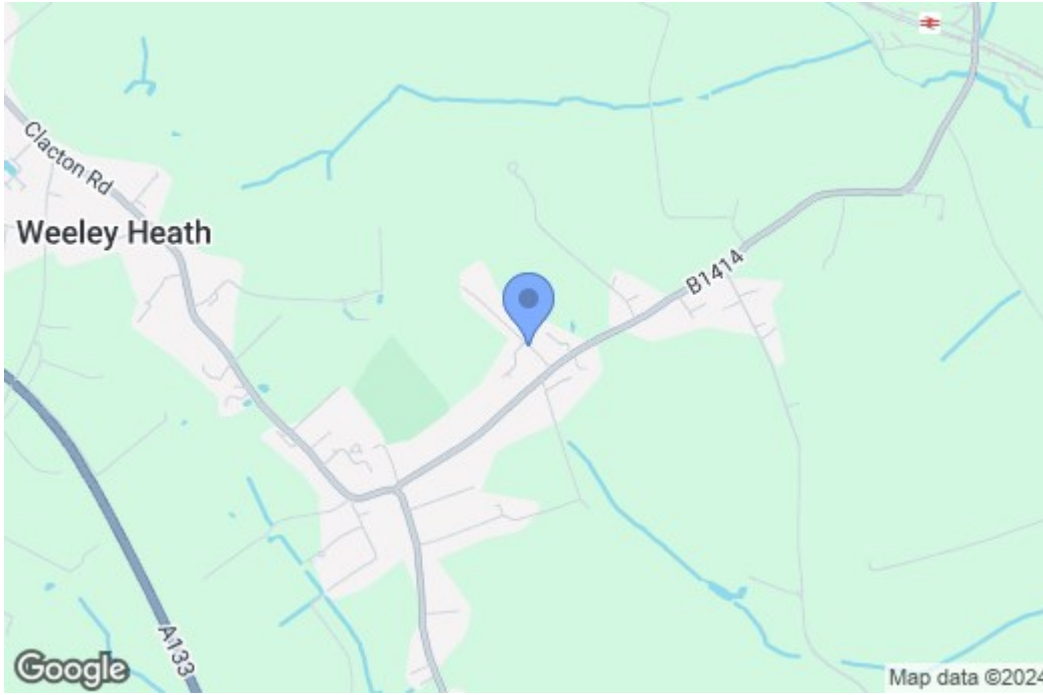
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### AML

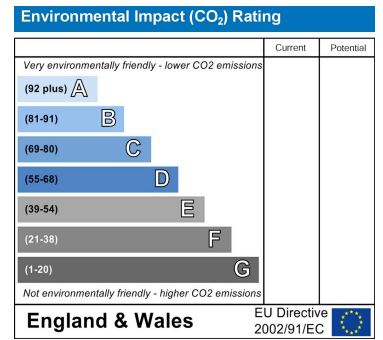
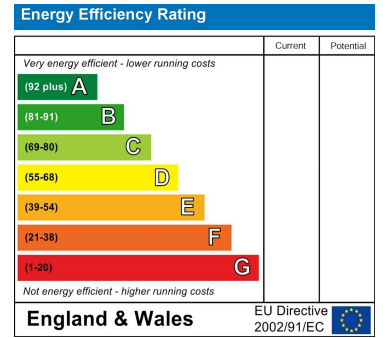
ANTI-MONEY LAUNDERING REGULATIONS 2017

- In order to comply with regulations, prospective

## Map

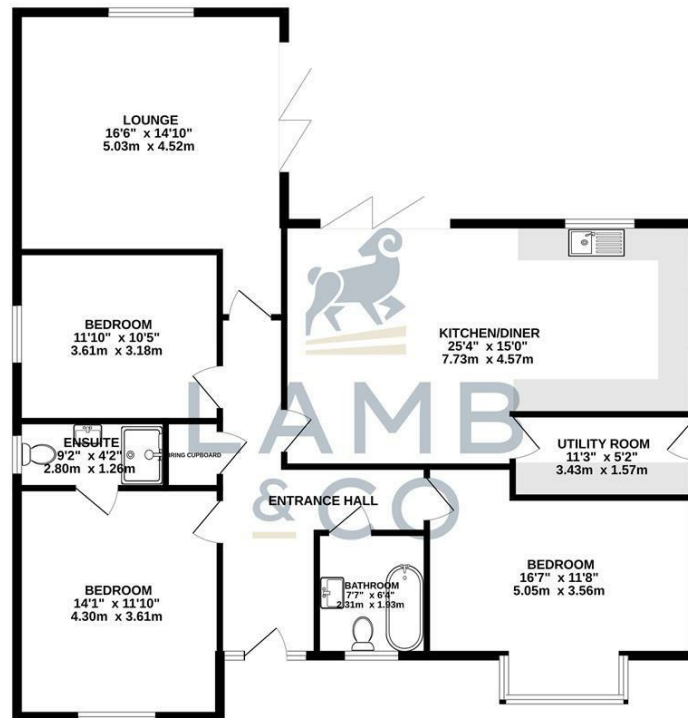


## EPC Graphs



## Floorplan

GROUND FLOOR  
1365 sq.ft. (126.8 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq.ft. (126.8 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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