



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**CLACTON ROAD, CLACTON-ON-SEA, CO16 9ED**

**PRICE £475,000**

"HOLLY HOUSE" Located in the sought after 'Weeley Heath', this spacious detached house boasts four generously sized bedrooms, offering ample space for a growing family. The highlight of the home is the expansive kitchen/diner area, providing a perfect setting for family gatherings and entertaining. Additionally, the inclusion of a utility room adds practicality and convenience to daily living.

Externally the property benefits from a garage and parking for several vehicles.

- Four Bedrooms
- Two Reception Rooms
- 20' Open Plan Kitchen/Diner
- Utility Room
- Garage & Parking
- EPC: C



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Residential | Lettings | Financial Services | Land & New Homes

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### PORCH

6'6 x 5'5 (1.98m x 1.65m)

### W/C

7'1 x 5'6 (2.16m x 1.68m)



### ENTRANCE HALL

13'10 x 10'6 (4.22m x 3.20m)



### KITCHEN/DINING ROOM

20'2 x 11'7 (6.15m x 3.53m)



### UTILITY ROOM

11'4 x 5'2 (3.45m x 1.57m)



### CONSERVATORY

10'2 x 9'8 (3.10m x 2.95m)



## LOUNGE

15'7 x 11'6 (4.75m x 3.51m)



## BEDROOM THREE

10'5 x 10'1 (3.18m x 3.07m)



## FIRST FLOOR

### FIRST FLOOR LANDING



## BEDROOM TWO

15'1 x 10'1 (4.60m x 3.07m)



## BEDROOM FOUR

11'6 x 7'5 (3.51m x 2.26m)



## BEDROOM ONE

15'0 x 10'3 (4.57m x 3.12m)



## EN-SUITE

6'2 x 5'1 (1.88m x 1.55m)

## BATHROOM

10'8 x 6'1 (3.25m x 1.85m)



## OUTSIDE



## OUTSIDE REAR



## AML

ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## 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.

## Additional Information Clacton

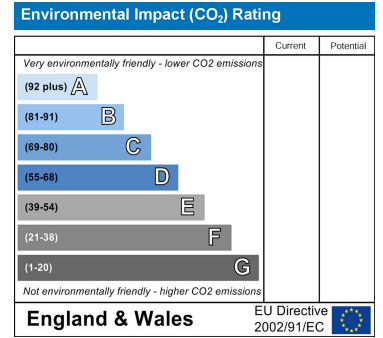
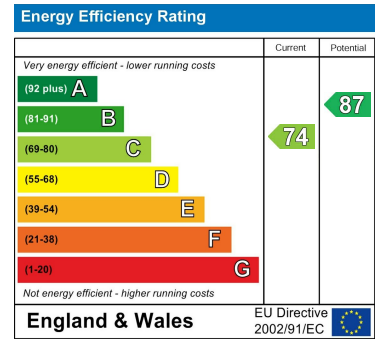
Council Tax Band: E  
Heating: Gas  
Seller's Position: Can Vacate  
Garden Facing: South



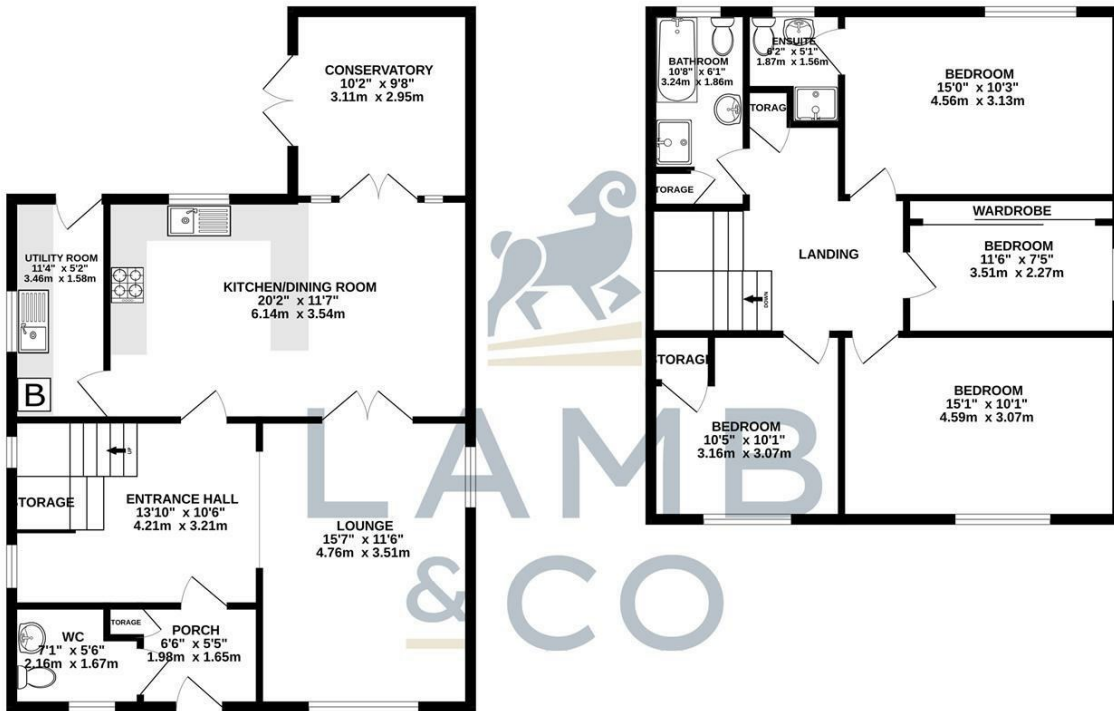
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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