



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

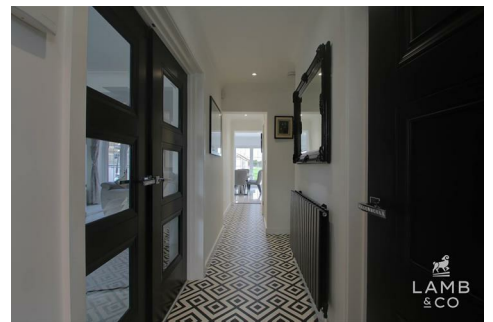
High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



POINT CLEAR ROAD, CLACTON-ON-SEA, CO16 8JA

PRICE £599,995

Luxuriously appointed throughout, this stunning four bedroom detached house located in St Osyth boasts a spectacular view of the paddock, offering a serene and tranquil environment. The interior is spacious and well-lit, with four generously sized bedrooms that provide ample space for relaxation and privacy. This property is the perfect family home, combining elegant design with practical living arrangements.

- Detached
- Underfloor Heating
- Paddock Views
- Four Bedrooms
- Off-Road Parking
- EPC - TBC



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY

LOUNGE

23'3x13'4 (7.09m x 4.06m)



KITCHEN

28x15'4 (8.53m x 4.67m)



STUDY

BEDROOM ONE

14'5x10'11 (4.39m x 3.33m)



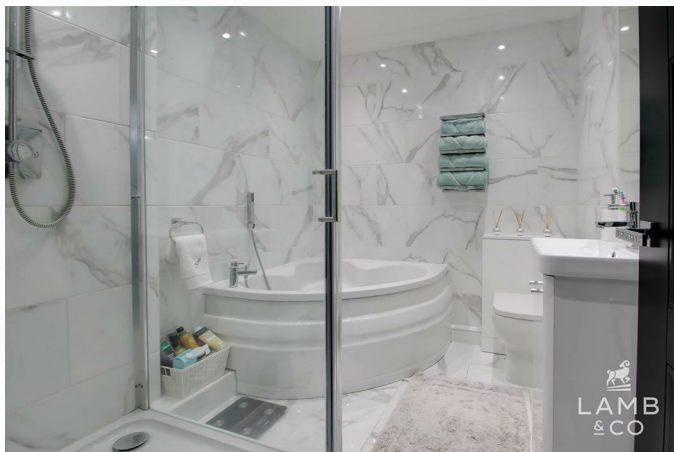
DRESSING ROOM

10'11x8'11 (3.33m x 2.72m)



ENSUITE

8'11x6'6 (2.72m x 1.98m)



LANDING

BEDROOM TWO

23x10'9 (7.01m x 3.28m)

BEDROOM THREE

16'8x12'6 (5.08m x 3.81m)

BEDROOM FOUR

16'8x11'8 (5.08m x 3.56m)



GARDEN REAR



Additional Information Clacton

Council Tax Band: D

Heating: Gas

Seller's Position: Need to find

Garden Facing:

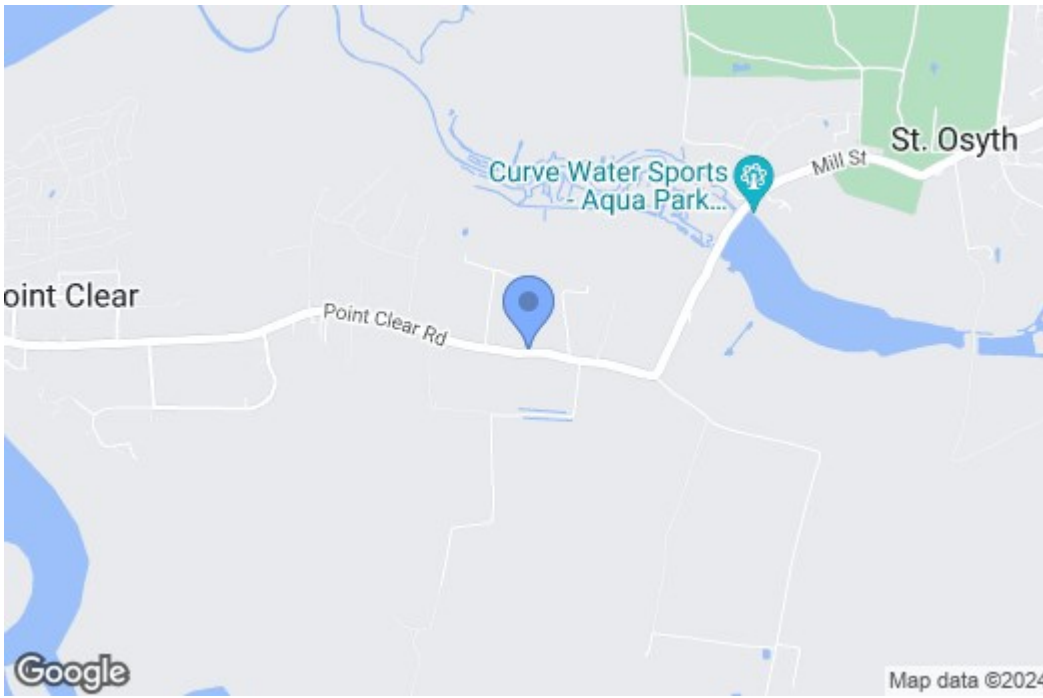
Agents Note Sales

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

Map



EPC Graphs

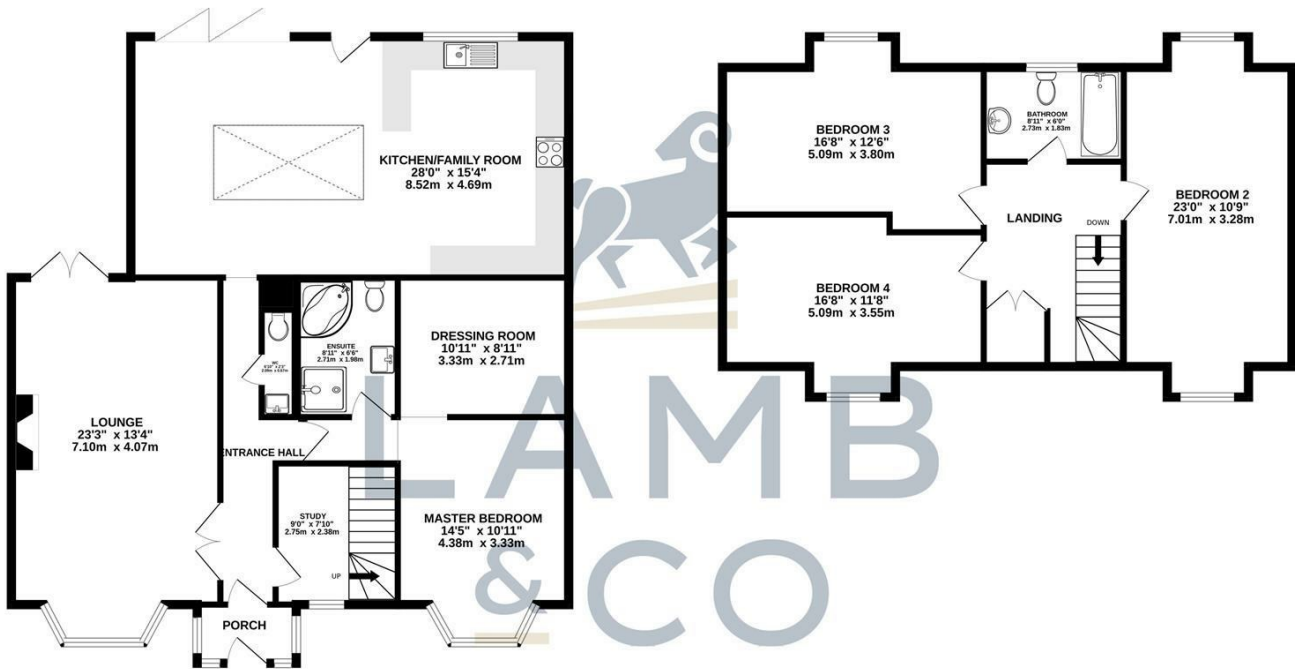
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Floorplan

GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.

1ST FLOOR
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 1951 sq.ft. (181.2 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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