



LAMB & CO

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Inspired by property, driven by passion.



CARLTON ROAD, CLACTON-ON-SEA, CO15 6LU

GUIDE PRICE £635,000

Guide Price £635,000 - £650,000. An exquisitely renovated, high specification home, where sleek design seamlessly blends with state-of-the-art functionality. Convenience is at the forefront, with a cutting-edge smart home system, allowing you to effortlessly control lighting, temperature, music, and security. With its meticulous attention to detail and lavish amenities, this home offers the epitome of modern luxury living.

- Four Bedrooms
- East Clacton
- Annexe In Rear Garden
- Approx. 100ft. Rear Garden
- Privately Owned Solar Panels
- EPC - E
- Dressing Room
- En-Suite To Master
- EV Charging Point



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ENTRANCE HALL

BEDROOM FOUR

15'00" 11'9" (4.57m 3.58m)

LOUNGE

16'00" 12'00" (4.88m 3.66m)

SHOWER ROOM

9'3" 4'5" (2.82m 1.35m)

KITCHEN/LIVING SPACE

25'00" 23'7" (7.62m 7.19m)

BEDROOM ONE

19'5"11'5" (5.92m3.48m)

DRESSING ROOM

13'6" 11'10" (4.11m 3.61m)

EN SUITE

11'00" 4'6" (3.35m 1.37m)

BATHROOM

9'3" 9'00" (2.82m 2.74m)

BEDROOM THREE

15'2" 11'5" (4.62m 3.48m)

BEDROOM TWO

15'2" 11'7" (4.62m 3.53m)

OUTSIDE

OUTSIDE REAR

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.

Additional Information

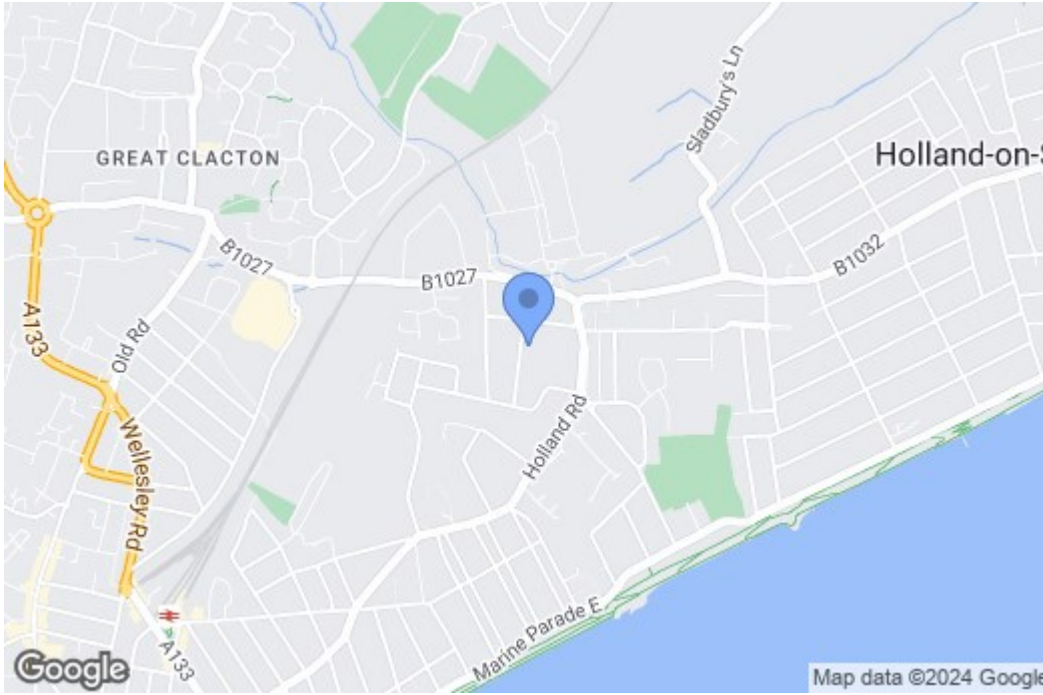
Council Tax Band: D

Heating: Gas

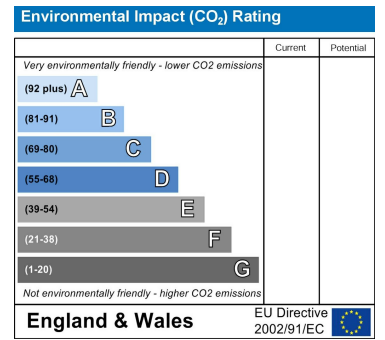
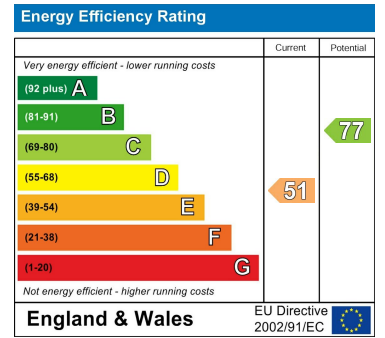
Seller's Position: No Onward Chain

Garden Facing: East

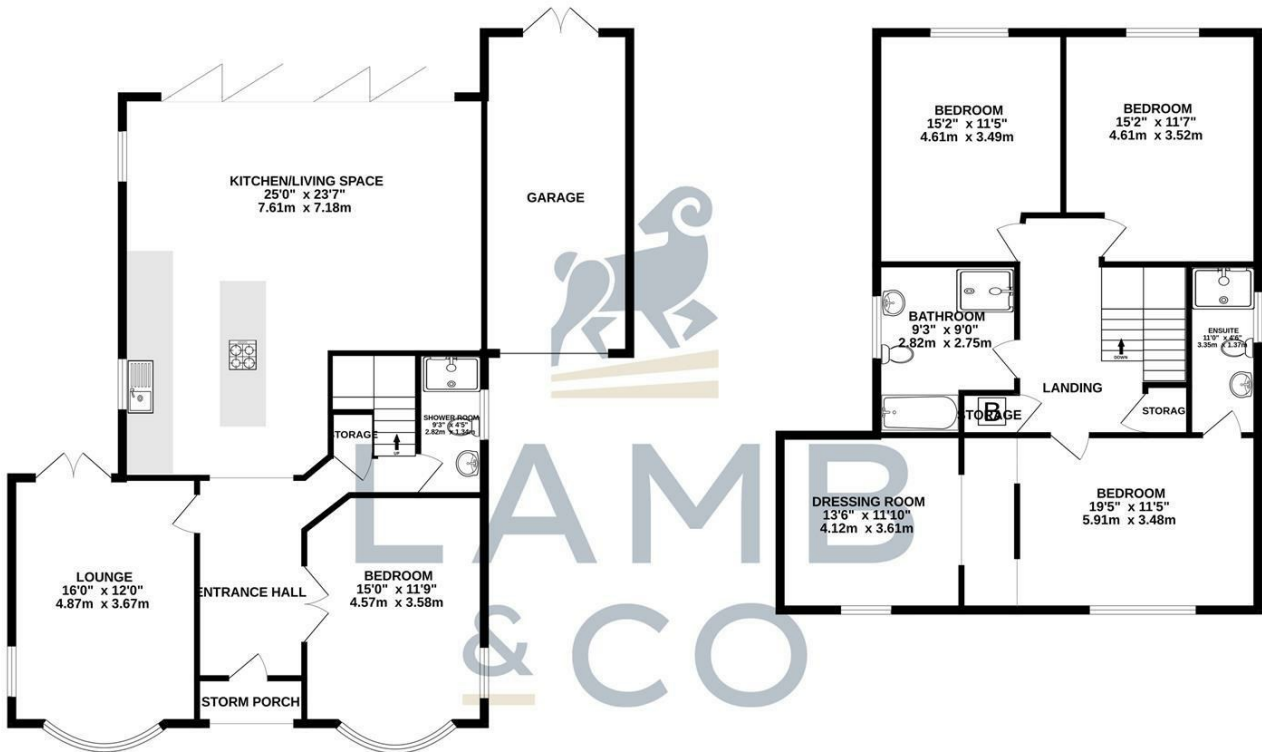
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 2311 sq.ft. (214.7 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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