



LAMB & CO

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## GORSE LANE, CLACTON-ON-SEA, CO15 4RN

PRICE £465,000

This charming four bedroom detached chalet in the sought-after location of Great Clacton. The property offers ample off-road parking, providing convenience for residents and guests, an en suite and dressing room to bedroom one. The property also boasts a generous size garden with a two bedroom annexe.

- Four Bedrooms
- Off Road Parking
- Great Clacton
- No Onward Chain
- Two Bedroom Annexe
- EPC C

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### BEDROOM FOUR

10'6" x 10'3" (3.20m x 3.12m )



### BEDROOM THREE

12'6" x 10'3" (3.81m x 3.12m )



### BATHROOM

10'2" x 6'4" (3.10m x 1.93m )



### BEDROOM TWO

13'5" x 10'3" (4.09m x 3.12m)



## KITCHEN/BREAKFAST ROOM

16'1" x 14'6" (4.90m x 4.42m)



## ENSUITE

9'3" x 7'0" (2.82m x 2.13m )



## LOUNGE/DINER

25'2" x 14'5" (7.67m x 4.39m)



## OFFICE/DRESSING ROOM

13'0" x 8'6" (3.96m x 2.59m )



## BEDROOM ONE

18'4" x 12'2" (5.59m x 3.71m )



## ANNEXE



## LOUNGE

16'0" x 15'0" (4.88m x 4.57m )



## BEDROOM

10'9" x 9'4" (3.28m x 2.84m )



## KITCHEN

8'10" x 7'5" (2.69m x 2.26m )



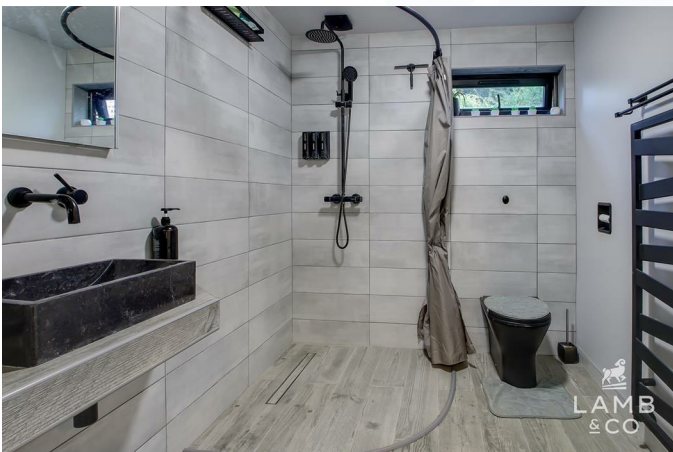
## BEDROOM

10'5" x 9'6" (3.18m x 2.90m )

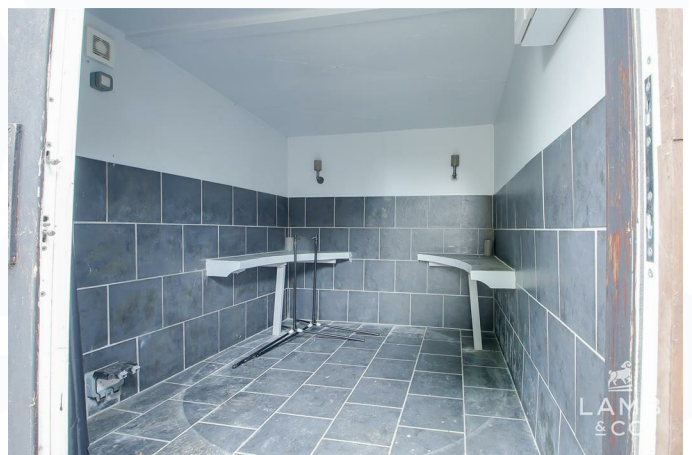


## SHOWER ROOM

7'0" x 6'8" (2.13m x 2.03m )



## SAUNA



## OUTSIDE FRONT



Council Tax Band: D  
Heating: Gas  
Services: Electricity, Gas and Water  
Broadband: Superfast Fibre  
Mobile Coverage: O2 Likely  
Construction: Standard  
Restrictions: No  
Rights & Easements: No  
Flood Risk: No  
Additional Charges: No  
Seller's Position: No onward chain  
Garden Facing: North East

## OUTSIDE REAR



## AML

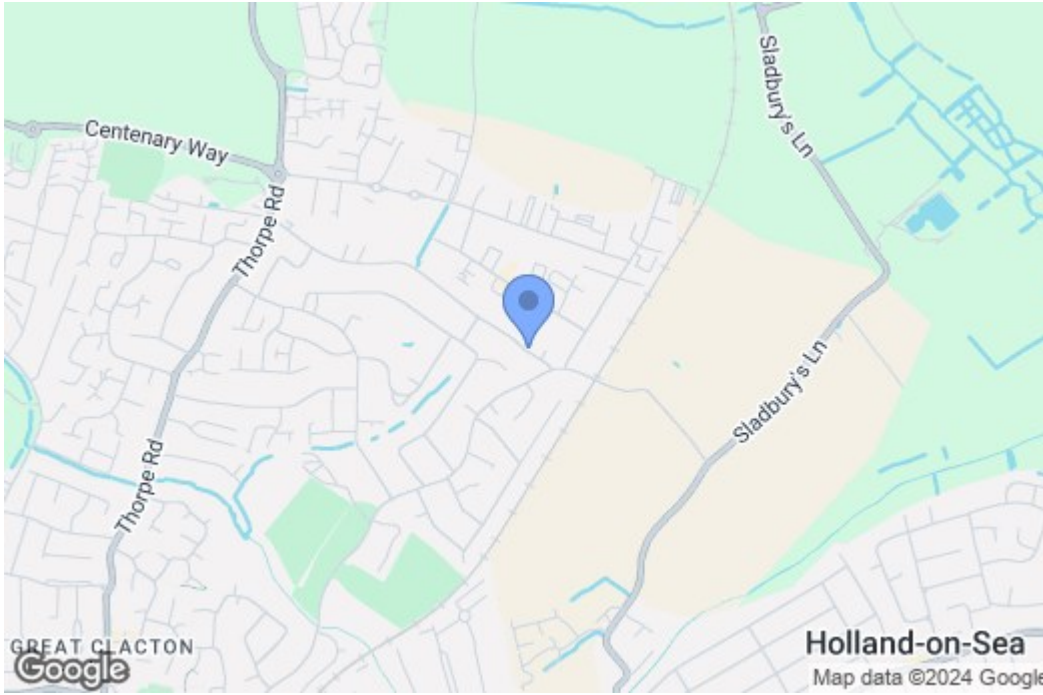
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Agents Note Sales

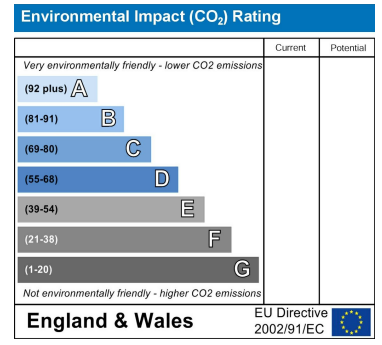
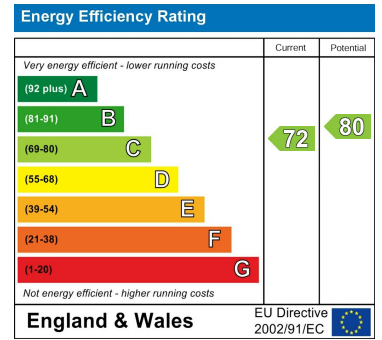
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## Additional Info

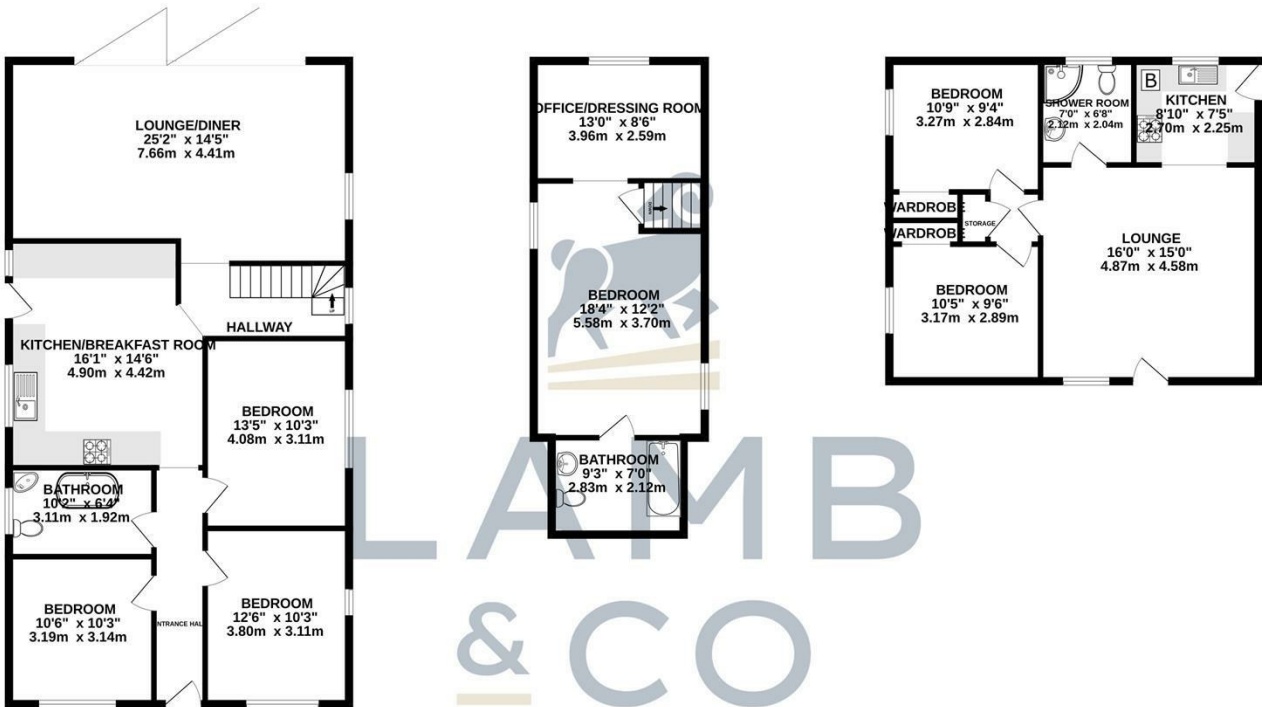
# Map



# EPC Graphs



# Floorplan



TOTAL FLOOR AREA: 2087 sq.ft. (193.9 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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