



LAMB & CO

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Inspired by property, driven by passion.



## ELM ROAD, CLACTON-ON-SEA, CO16 9LR

OFFERS IN EXCESS OF £600,000

This charming five-bedroom detached house, situated in the peaceful village of Little Clacton, offers ample living space and stunning field views. The property boasts two generous reception rooms, perfect for entertaining and family gatherings. Enjoy picturesque views of the surrounding fields, providing a serene and scenic backdrop.

- Five Bedrooms
- Off Road Parking
- Utility Room
- Little Clacton
- En Suite
- Field Views
- EPC - C

## ENTRANCE HALL

## OFFICE

8'5" 7'4" (2.57m 2.24m)



## KITCHEN

23'3" 9'1" (7.09m 2.77m)



## FAMILY ROOM

15'1" 11'5" (4.60m 3.48m)

## SITTING ROOM

20'00" 11'4" (6.10m 3.45m)



## LOUNGE/DINER

22'00" 19'8" (6.71m 5.99m)



## UTILITY ROOM

5'10" 5'1" (1.78m 1.55m)

## BATHROOM

7'6" 7'6" (2.29m 2.29m)

### BEDROOM THREE

12'00" 9'00" (3.66m 2.74m)



### BEDROOM FIVE

9'4" 7'8" (2.84m 2.34m)



### BEDROOM ONE

16'4" 11'9" (4.98m 3.58m)



### BEDROOM TWO

13'00" 9'4" (3.96m 2.84m)



### EN SUITE

11'9" 6'9" (3.58m 2.06m)



### BEDROOM FOUR

9'8" 9'4" (2.95m 2.84m)



## OUTSIDE



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.

## OUTSIDE REAR



## Additional Info

Council Tax Band: F  
Heating: Gas Central  
Services: Mains  
Broadband: Ultrafast  
Mobile Coverage: EE, O2, Vodafone - Likely  
Construction: Conventional  
Restrictions: n/a  
Rights & Easements: n/a  
Flood Risk: n/a  
Additional Charges: n/a  
Seller's Position: Need to Find  
Garden Facing: North

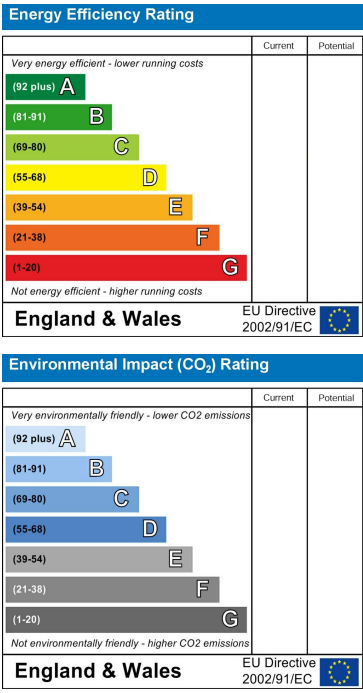
## Agents Note Sales

PLEASE NOTE - Although we have not tested any

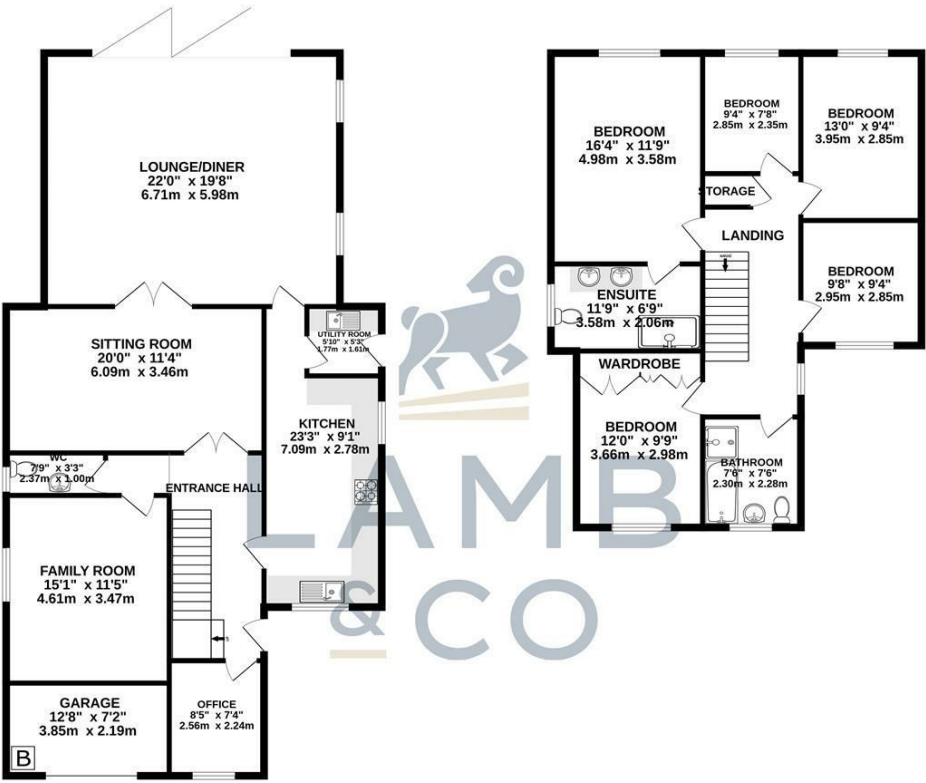
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 2285 sq.ft. (212.3 sq.m.) approx.  
While 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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