



LAMB & CO

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Inspired by property, driven by passion.



## ELLIS ROAD, CLACTON-ON-SEA, CO16 0DZ

GUIDE PRICE £450,000

Guide Price £450,000 - £475,000 This stylish and contemporary four bedroom detached house, constructed in 2021, is now available for sale in the desirable location of Thorpe-le-Soken. The property offers a blend of modern living and comfort, with a thoughtfully designed layout and overlooks green space to front.

- Four Bedrooms
- Office
- Thorpe-Le-Soken
- En Suite
- Good Sized Garden
- EPC - B

## ENTRANCE HALL



## BEDROOM FOUR

11'2" 6'10" (3.40m 2.08m)



## OFFICE

6'8" 6'6" (2.03m 1.98m)

## LOUNGE

16'10" 10'2" (5.13m 3.10m)



## BEDROOM THREE

11'6" 10'5" (3.51m 3.18m)



## KITCHEN/DINING ROOM

23'00" 16'6" (7.01m 5.03m)



## BATHROOM

7'2" 6'6" (2.18m 1.98m)

## BEDROOM TWO

11'2" 9'7" (3.40m 2.92m)



## BEDROOM ONE

13'00" 11'00" (3.96m 3.35m)



## EN SUITE

8'5" 6'5" (2.57m 1.96m)

## 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 Info

Council Tax Band: E

Heating: Gas

Services: Mains gas, electricity, water and drainage.

Broadband: Ultrafast

Mobile Coverage: Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

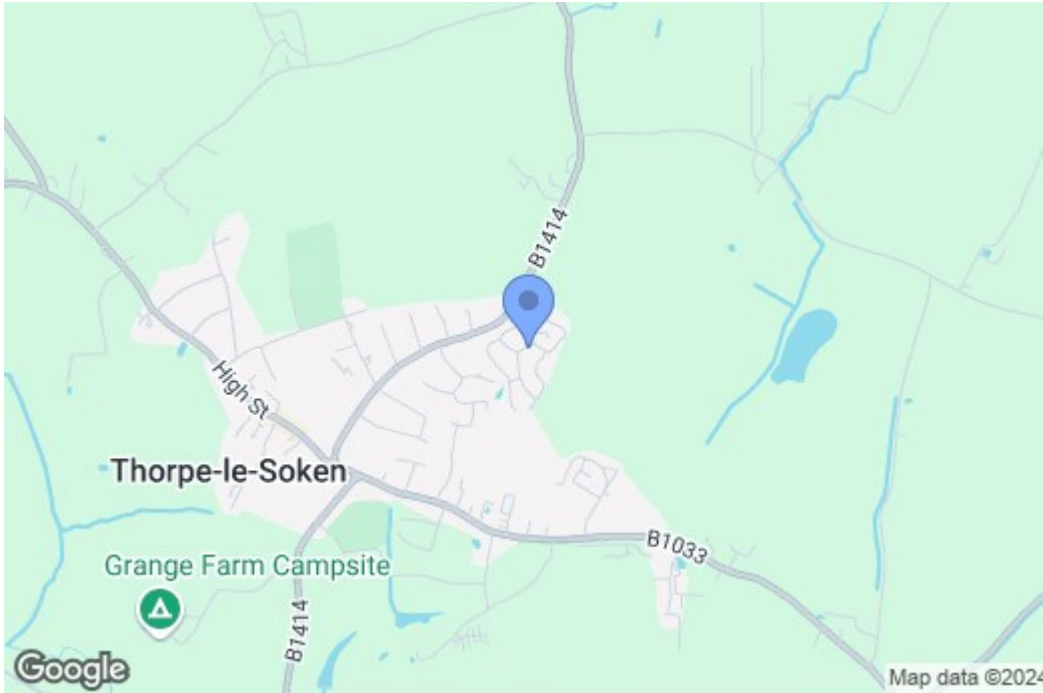
Flood Risk: Low Risk

Additional Charges: No

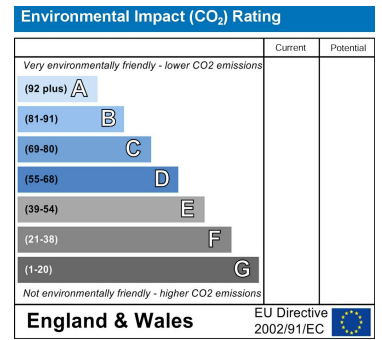
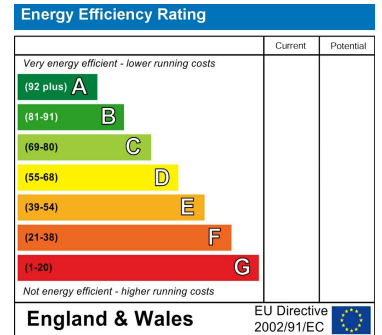
Seller's Position: Needs To Find

Garden Facing: South

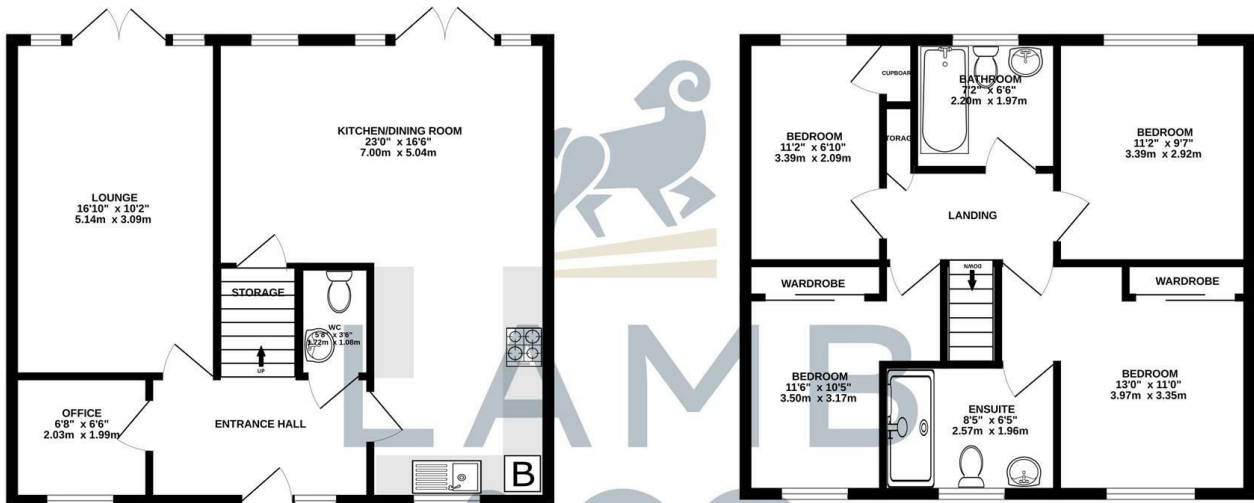
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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