



LAMB & CO

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## KINGS ROAD, CLACTON-ON-SEA, CO15 1BG

### OFFERS IN EXCESS OF £600,000

Located in the sought after 'Royals' area within 350 yards of the seafront, this substantial detached house sitting on an impressive quarter of an acre plot. The property affords over 2,000 Sq Ft of accommodation, benefitting from a complete refurbishment and two extensions at the current owners expense. A perfect family home in a desirable location with potential to create a ground floor annexe.

- Four Bedrooms
- Heavily Extended
- Potential Annexe
- 0.25 Acre Plot
- Beautiful 140' Garden
- En-Suite to Master
- Four Reception Areas
- EPC C
- Roof Terrace with Sea View

## DESCRIPTION

Over the last 8 years the property has undergone comprehensive refurbishment by the current owners including;

- Two extensions
- Sun Terrace added
- New central heating system
- Complete re-wire
- New Kitchen
- New Bathrooms
- Complete re-decoration
- Log burner ordered
- New flooring throughout
- Cavity wall insulation & additional loft insulation
- New driveway & front wall

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE PORCH

Further door to:

### ENTRANCE HALL

### LOUNGE

16' x 12' (4.88m x 3.66m)



## DINING ROOM

15'9 x 12' (4.80m x 3.66m)



## SITTING ROOM

25'4 x 10'6 (7.72m x 3.20m)



## KITCHEN

19'7 x 14' (5.97m x 4.27m)



## BREAKFAST ROOM

15'9" x 10'5" (4.80m x 3.18m)



## WC

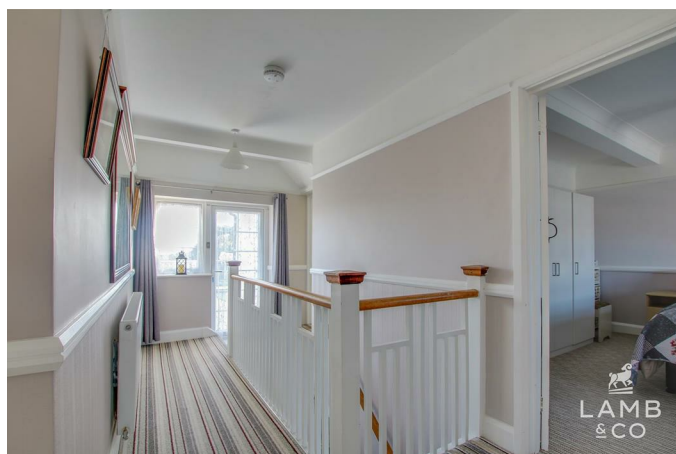


## UTILITY ROOM

11'9" x 10' (3.58m x 3.05m)



## FIRST FLOOR - LANDING



## LOBBY

## BEDROOM ONE

15' x 12' (4.57m x 3.66m)



### EN-SUITE

12' x 4'3 (3.66m x 1.30m)



### BEDROOM FOUR

8'10 x 7'9 (2.69m x 2.36m)



### BEDROOM TWO

12'1 x 12' (3.68m x 3.66m)



### BATHROOM

9' x 8'9 (2.74m x 2.67m)



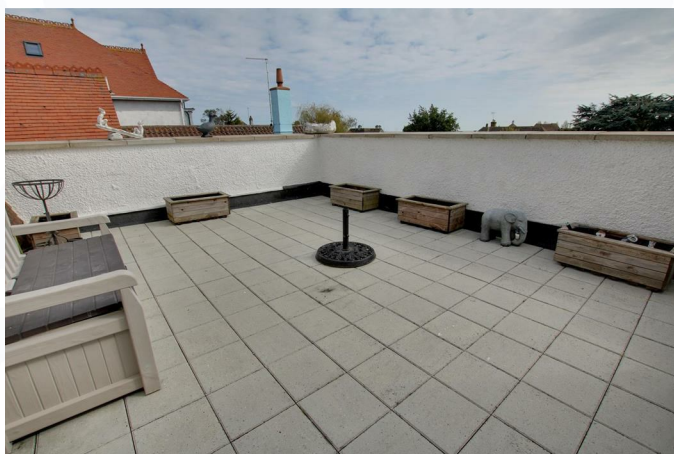
### BEDROOM THREE

12'6 x 10'5 (3.81m x 3.18m)



### ROOF TERRACE

19'7 x 14' (5.97m x 4.27m)



## OUTSIDE

### OUTSIDE FRONT

### OUTSIDE REAR

140'0" x 54'0" (42.67 x 16.46)



### Additional Information Clacton

Council Tax Band: D

Heating: Gas central heating

Seller's Position: relocating, yet to find

Garden Facing: South West

### 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

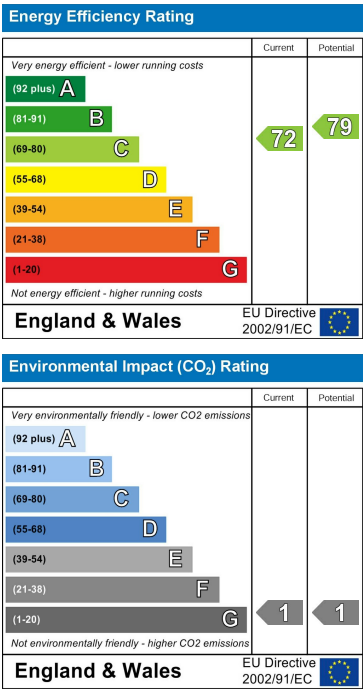
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

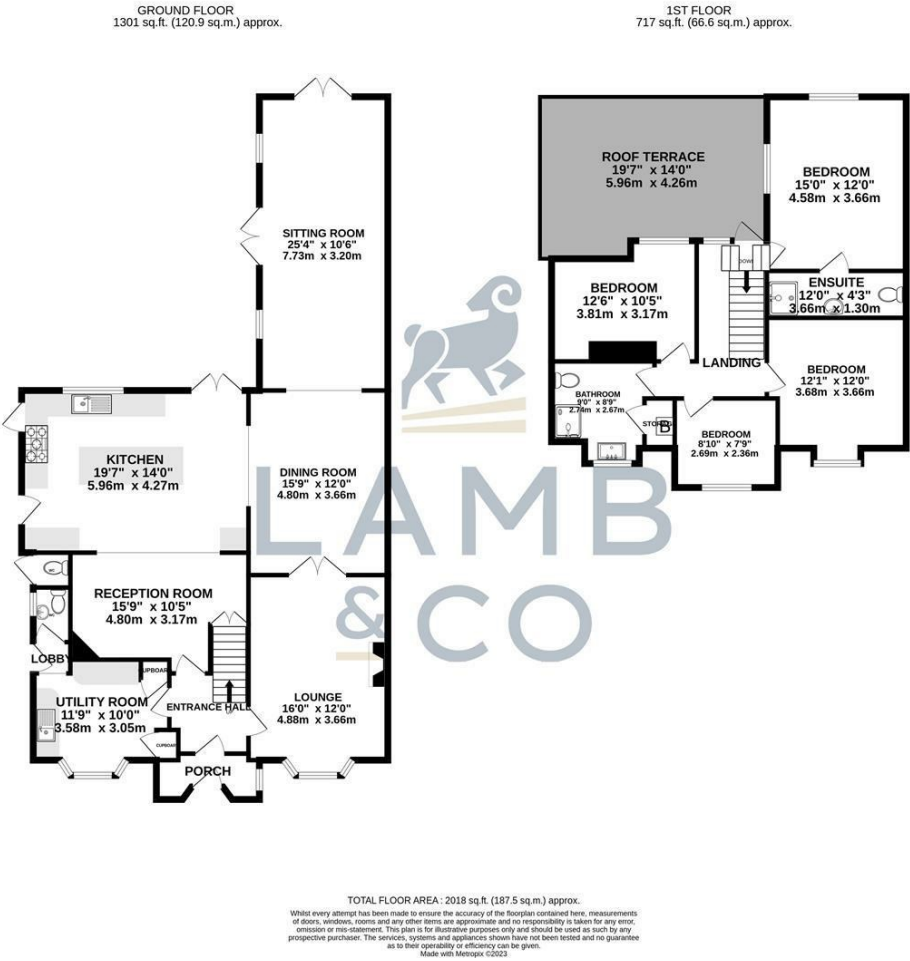
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.