



LAMB & CO

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Inspired by property, driven by passion.



LANDERMERE ROAD, CLACTON-ON-SEA, CO16 0LG

PRICE £370,000

Brimming with character and warmth, this detached four-bedroom home offers the perfect blend of space, charm, and convenience.

Featuring beamed rooms, a wood-burning stove, and an electric Aga, it's a home that instantly welcomes you in.

With a spacious 18ft lounge overlooking the landscaped garden, a cosy snug, and a well-equipped kitchen/dining room, there's plenty of room for family life. The large south-westerly garden is a private oasis and proximity to Thorpe-le-Soken's high street, schools, and train station make this a must-see.

- Four Bedrooms
- Garage
- Generous Plot
- En Suite
- Thorpe-Le-Soken
- EPC - TBC



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GROUND FLOOR

KITCHEN/DINING ROOM

17'10" 13'8" (5.44m 4.17m)



LOUNGE

19'1" 13'6" (5.82m 4.11m)



SNUG/PLAY ROOM

14'00" 13'8" (4.27m 4.17m)

BEDROOM TWO

15'3" 9'8" (4.65m 2.95m)



W.C

3'6" 3'8" (1.08 1.13)

UTILITY ROOM

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



FIRST FLOOR

BATHROOM

7'9" 5'4" (2.36m 1.63m)



BEDROOM ONE

13'00" 10'2" (3.96m 3.10m)



BEDROOM THREE

12'3" 11'7" (3.73m 3.53m)



EN SUITE

11'00" 5'4" (3.35m 1.63m)



BEDROOM FOUR

13'00" 8'4" (3.96m 2.54m)



OUTSIDE



GARDEN & GARAGE



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.

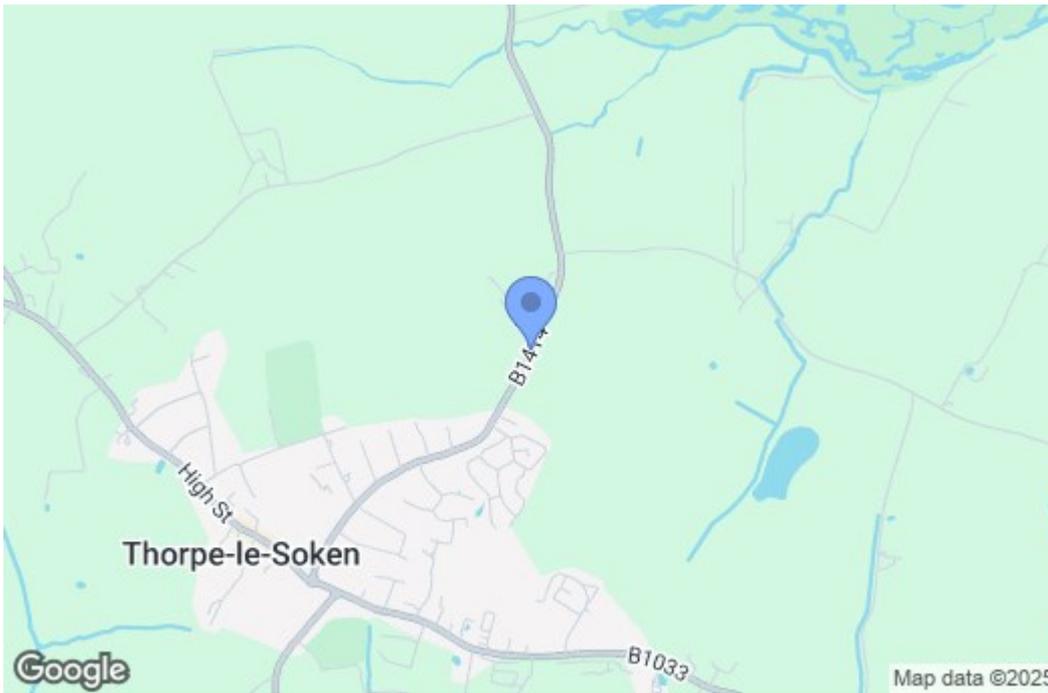
AML

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.

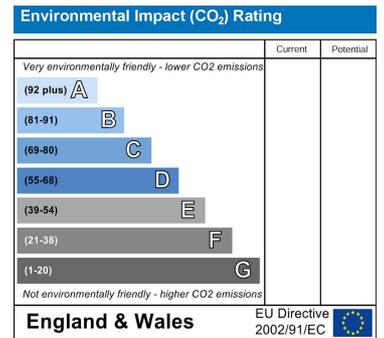
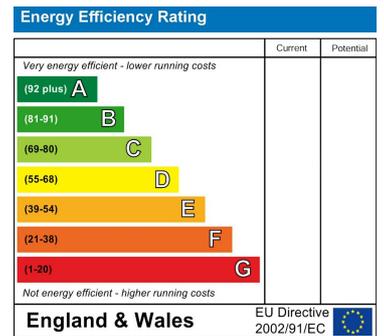
Material Information

Council Tax Band: E
Heating: Mains Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: EE, O2 - Likely. Three, Vodafone - Limited
Construction: Part Cavity Part Timber
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: West

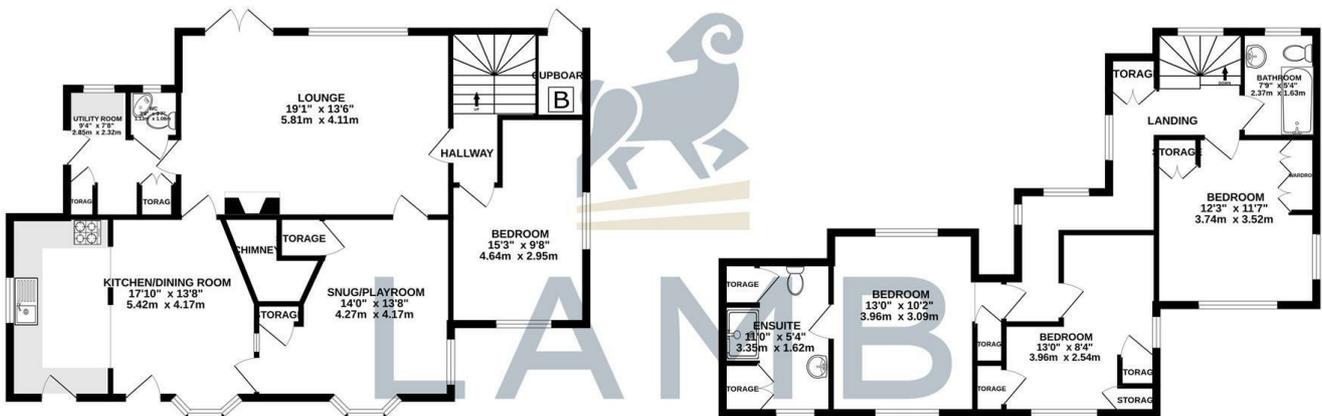
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1652 sq.ft. (153.5 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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