



LAMB & CO

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HAZELWOOD CRESCENT, CLACTON-ON-SEA, CO16 9PB PRICE £395,000

This attractive property occupies a sought after position in the village of Little Clacton. Beautifully presented throughout, and boasting generous bedrooms, the sizeable kitchen/diner with built-in appliances opens up into the lounge, offering the perfect space for entertaining the family. Additional benefits include utility room and off-road parking.

- Four/Five Bedrooms
- Off Road Parking
- Utility Room
- Village Location
- Well Presented
- EPC TBC



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



BEDROOM TWO

12'9" x 10'0" (3.89m x 3.05m)



BEDROOM FOUR

10'0" x 10'0" (3.05m x 3.05m)



BATHROOM

8'4" x 6'0" (2.54m x 1.83m)



UTILITY ROOM

14'0" x 6'0" (4.27m x 1.83m)



KITCHEN/BREAKFAST ROOM

21'5" x 12'0" (6.53m x 3.66m)



LANDING



LOUNGE

16'0" x 13'0" (4.88m x 3.96m)



BEDROOM ONE

12'8" x 11'6" (3.86m x 3.51m)



DINING ROOM/BEDROOM

16'3" x 7'5" (4.95m x 2.26m)



BEDROOM THREE

11'7" x 9'7" (3.53m x 2.92m)



OUTSIDE REAR



Council Tax Band: C
Heating: Gas
Services: Mains
Broadband: Ultrafast
Mobile Coverage: EE likely. Three, O2 & Vodafone limited.
Construction: Conventional
Restrictions: None
Rights & Easements: None
Flood Risk: Surface water: Low. Rivers and seas: Very low.
Additional Charges: None
Seller's Position: Need to find
Garden Facing: South

OUTSIDE FRONT



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

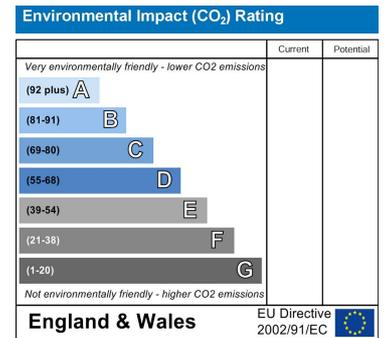
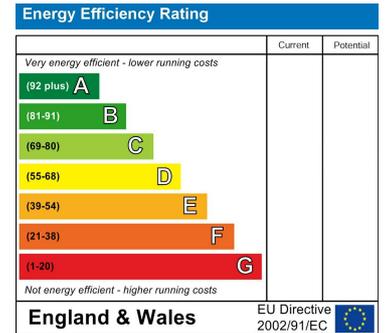
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Material Information

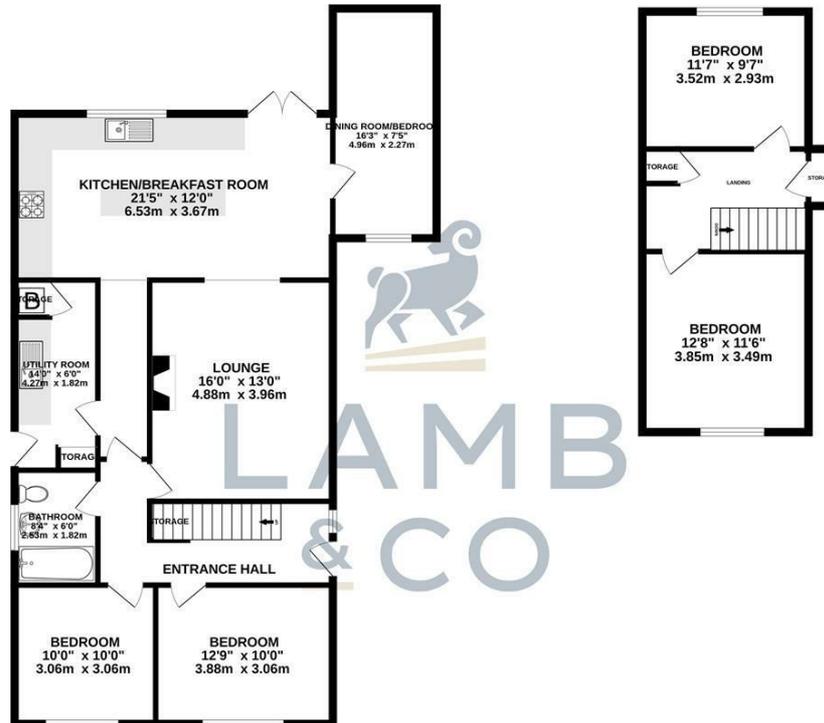
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1477 sq ft. (137.2 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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