



LAMB & CO

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Inspired by property, driven by passion.



## FRINTON ROAD, CLACTON-ON-SEA, CO16 0JF

PRICE £699,995

Set on a sprawling 0.54-acre plot where the garden feels endless, this impressive home is a haven for family life and entertaining alike. A generous driveway and double garage welcome you home, and inside, a welcoming lounge with a cosy log burner sets the scene for relaxed family film nights, while the bright kitchen/breakfast room is made for busy mornings. For larger gatherings, the sitting/dining room flows beautifully into the conservatory, bringing the outdoors in.

- Five Bedrooms
- Double Garage
- Village Location
- 0.54 Acre Plot
- Ensuite To Master
- EPC - C



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## LOUNGE

21'0" x 11'0" (6.40m x 3.35m )



## HALLWAY

## KITCHEN/BREAKFAST ROOM

15'0" x 14'0" (4.57m x 4.27m )



## SITTING/DINING ROOM

15'5" x 12'8" (4.70m x 3.86m )



## CONSERVATORY

15'8" x 10'7" (4.78m x 3.23m )



## LANDING



## DRESSING ROOM



## BEDROOM ONE

18'10" x 14'0" (5.74m x 4.27m )



## BEDROOM TWO

16'0" x 12'9" (4.88m x 3.89m )



## ENSUITE



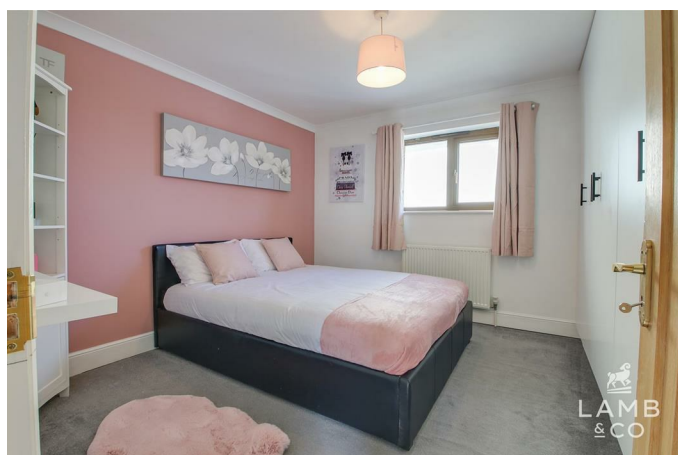
## ENSUITE





### BEDROOM THREE

11'6" x 11'0" (3.51m x 3.35m )



### BEDROOM FIVE

11'0" x 8'9" (3.35m x 2.67m )



### BATHROOM

9'5" x 9'4" (2.87m x 2.84m )



### OUTSIDE FRONT

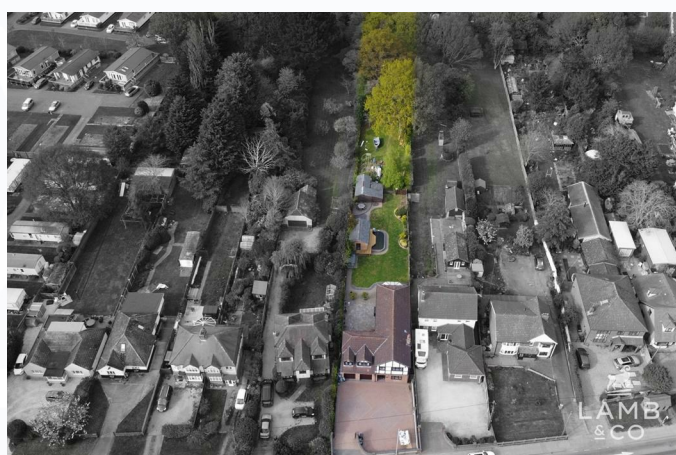


### BEDROOM FOUR

11'0" x 9'6" (3.35m x 2.90m )



### AERIAL VIEW



## OUTSIDE REAR



Seller's Position: No Onward Chain  
Garden Facing: North

## OUTBUILDING

### 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

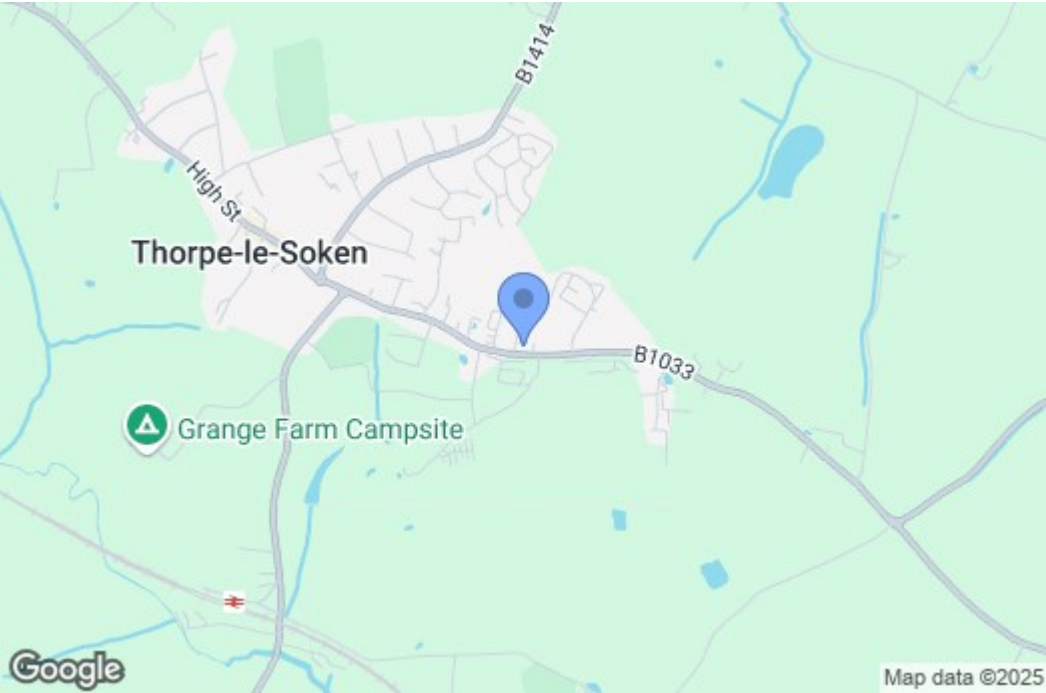
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### Material Information

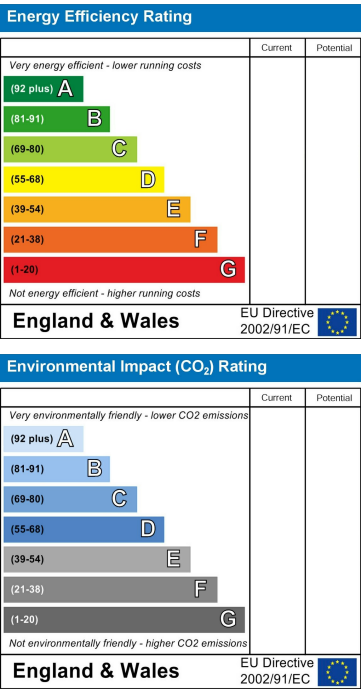
Council Tax Band: C  
Heating: Gas  
Services: Mains  
Broadband: Ultrafast  
Mobile Coverage: Three and O2 likely. Vodafone and EE limited.  
Construction: Conventional  
Restrictions: None  
Rights & Easements: None  
Flood Risk: Surface water: Low. Rivers and sea: Very low  
Additional Charges: None



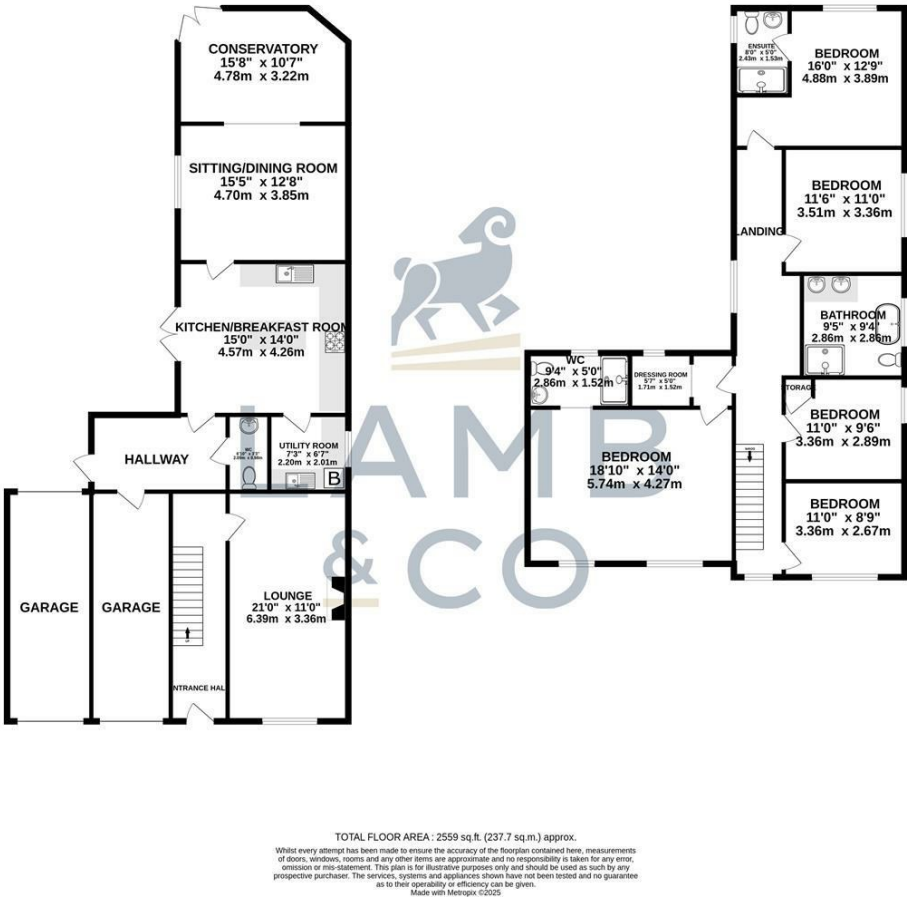
Map



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.