



LAMB & CO

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ST. CLAIRS ROAD, CLACTON-ON-SEA, CO16 8QQ

GUIDE PRICE £500,000

****GUIDE PRICE £500,000-£550,000**** A beautifully finished three bedroom home blending style, space, and comfort. The stunning kitchen/breakfast room with marble worktops and a large island is perfect for those busy mornings, and flows seamlessly into a cosy sitting room. The addition of a bright garden room complete with skylight and bi-folding doors to a generous garden, expands the living space creating ample space for entertaining. The luxurious master suite includes an en-suite and skylit dressing room, and there are two further well-appointed double bedrooms. With ample parking, a garage, and quality touches throughout, this is a home that truly stands out.

- Three Double Bedrooms
- Two Reception Rooms
- Two En Suites
- Beautifully Finished
- Utility Room
- EPC TBC
- Spacious Driveway & Garage
- Generous Rear Garden
- Village Location



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



KITCHEN/ BREAKFAST ROOM

20'8 x 14'8 (6.30m x 4.47m)



UTILITY ROOM

13'8 x 5'6 (4.17m x 1.68m)



SITTING ROOM

15'3 x 9'9 (4.65m x 2.97m)



GARDEN ROOM

14'3 x 13'5 (4.34m x 4.09m)



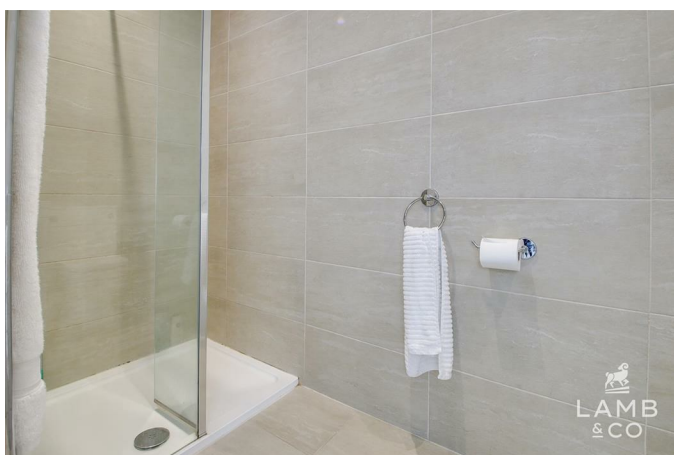
BATHROOM

8'1 x 7'8 (2.46m x 2.34m)



EN SUITE

9'5 x 4'8 (2.87m x 1.42m)



BEDROOM ONE

12'4 x 10'7 (3.76m x 3.23m)



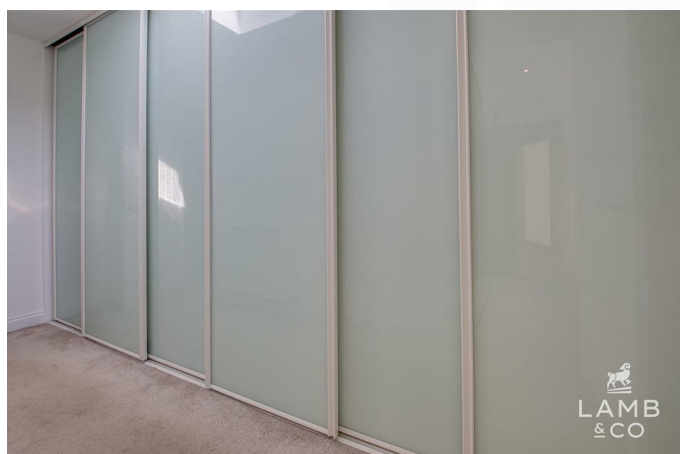
BEDROOM TWO

14'6 x 9'4 (4.42m x 2.84m)



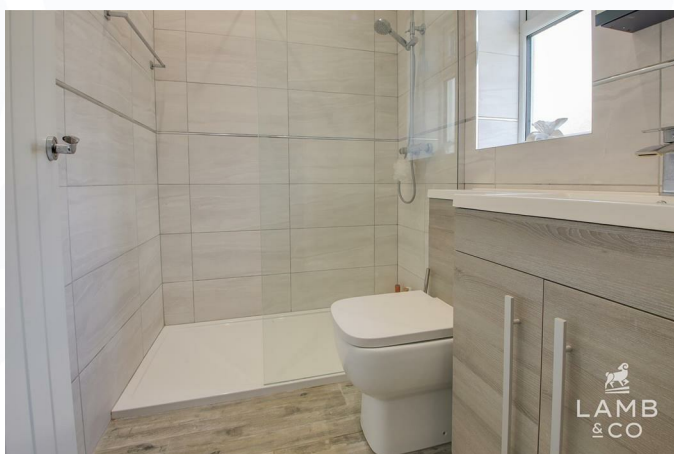
DRESSING ROOM

11'9 x 3'7 (3.58m x 1.09m)



EN SUITE

6'9 x 5'1 (2.06m x 1.55m)



BEDROOM THREE

11'5 x 10'0 (3.48m x 3.05m)



REAR GARDEN



REAR ASPECT



GARAGE

Material Information

Council Tax Band: C

Heating: gas, part underfloor

Services: all mains

Broadband: superfast

Mobile Coverage: O2: good; Three, Vodafone, EE: likely

Construction: conventional

Restrictions: unknown

Rights & Easements: unknown

Flood Risk: very low

Additional Charges: none

Seller's Position: purchasing onwards (may be able to break chain)

Garden Facing: East

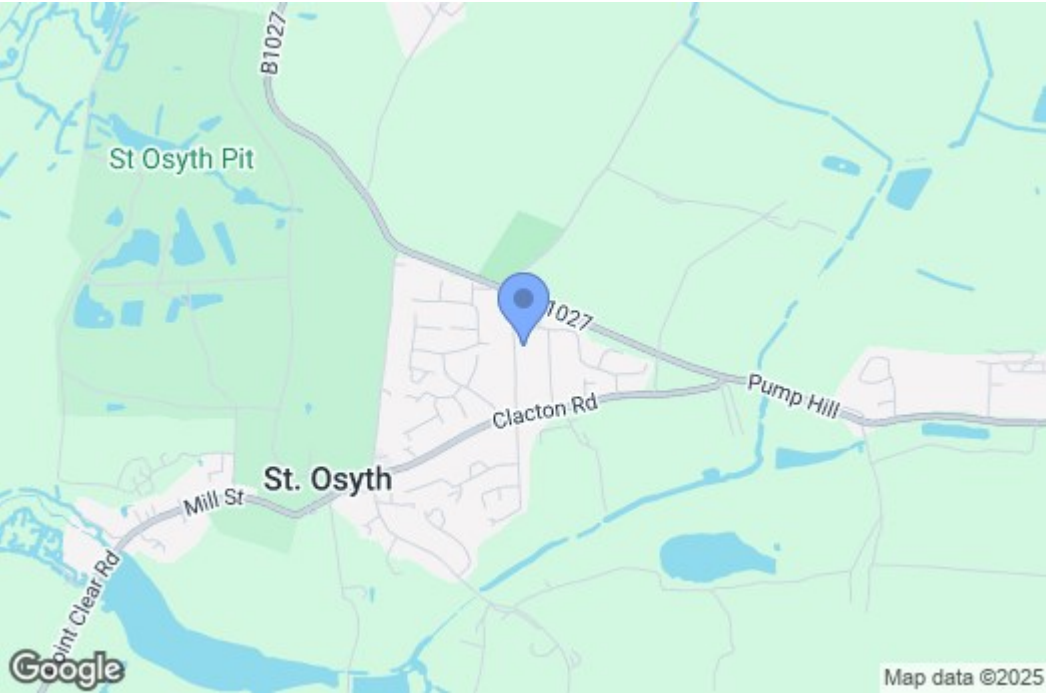
Agents Note Sales

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.

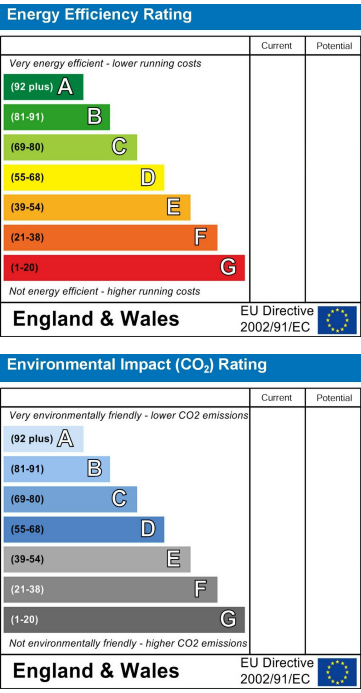
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ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

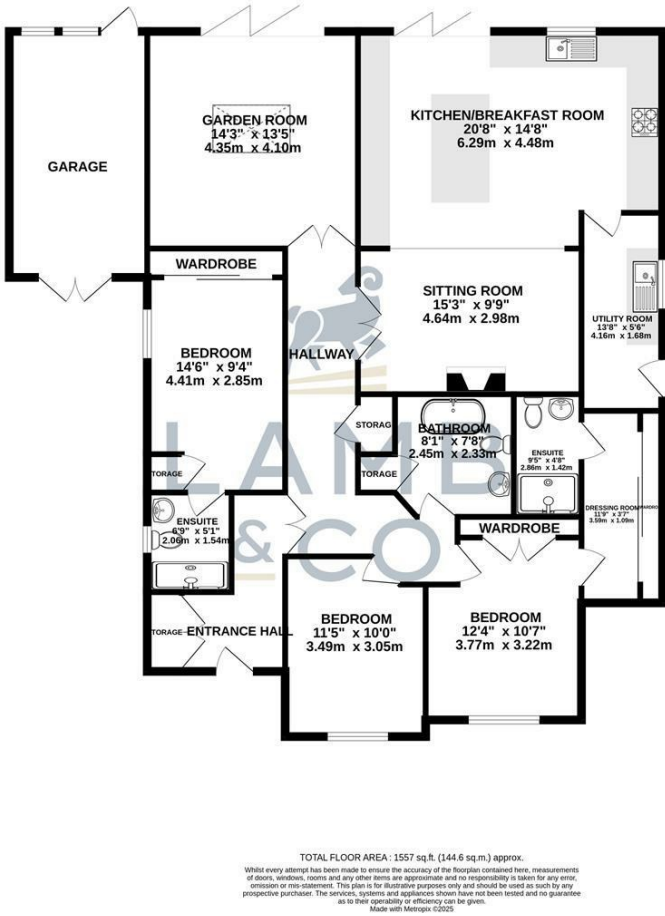
Map



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.