



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



CLACTON ROAD, CLACTON-ON-SEA, CO16 9ED

GUIDE PRICE £650,000

Guide price £650,000 - £660,000 Step into this beautiful detached home, where style meets space and every detail is designed for modern living. Bathed in natural light, the expansive living room and the generous kitchen/living area are perfect for both everyday life and entertaining.

Outside, the south-facing garden is a private oasis, featuring a luxurious hot tub and sparkling swimming pool – ideal for relaxing or hosting unforgettable gatherings.

Adding even more appeal, a detached outbuilding with full business-use licensing offers incredible flexibility – whether for a home office, studio, or guest accommodation. A rare gem that offers lifestyle, comfort, and endless potential.

- Three Bedrooms
- Beautifully Presented
- Dining Room
- Substantial South Facing Garden
- Weeley
- Outbuilding For Business Use
- Swimming Pool
- EPC - TBC

ENTRANCE HALL

LOUNGE

22'00" 12'00" (6.71m 3.66m)



DINING ROOM

11'00" 11'00" (3.35m 3.35m)

KITCHEN/LIVING SPACE

28'4" 10'00" (8.64m 3.05m)



W.C

2'3" x 4'2" (0.70 x 1.28)

UTILITY ROOM

5'8" 4'3" (1.73m 1.30m)



SHOWER ROOM

3'0" x 7'0" (0.92 x 2.14)

BEDROOM ONE

14'8" 9'8" (4.47m 2.95m)



BEDROOM THREE

11'6" 10'5" (3.51m 3.18m)



HAIR SALON

10'6" 10'00" (3.20m 3.05m)



BEDROOM TWO

12'00" 11'00" (3.66m 3.35m)



W.C

4'4" 2'00" (1.32m 0.61m)

OUTSIDE



BATHROOM

7'00" 5'9" (2.13m 1.75m)



OUTSIDE REAR



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: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: South

Map

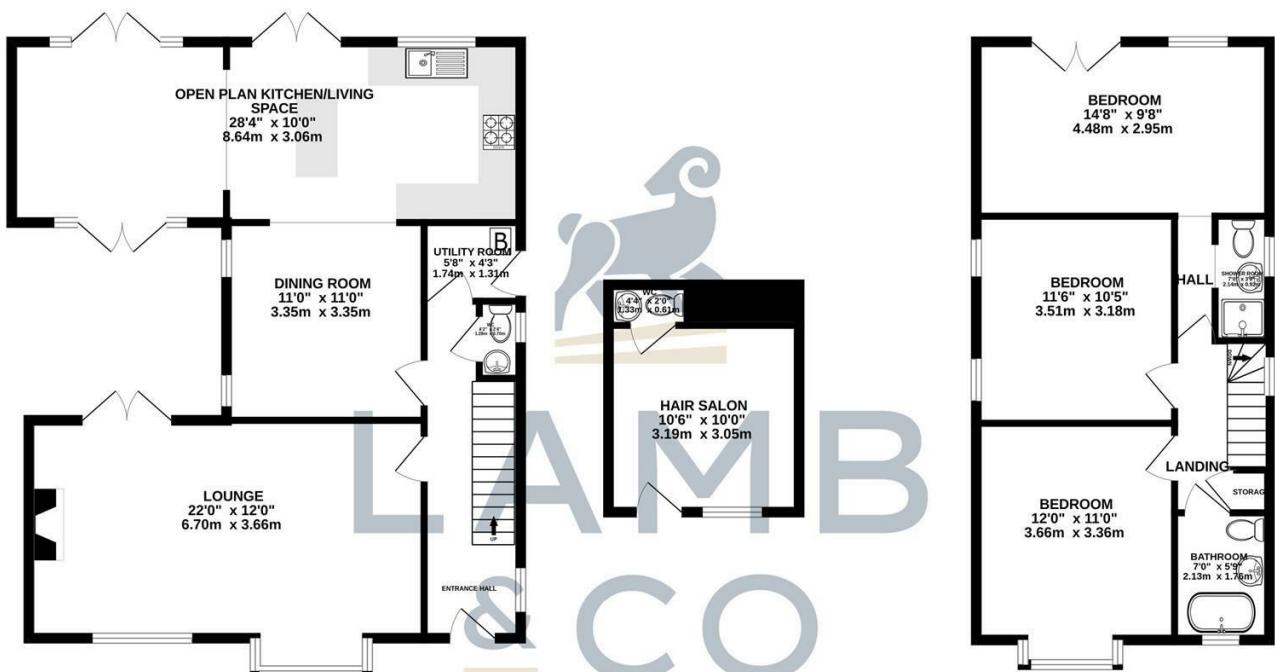


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 1488 sq.ft. (138.2 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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