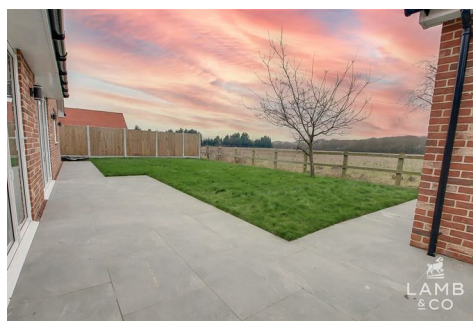




LAMB & CO

Call us on 01255 422 240
Inspired by **property**, driven by **passion**.



THE MEADOWS, LITTLE CLACTON, CO16 9SE

PRICE £495,000

Welcome to 'The Meadows', a peaceful tucked away mews development of just seven properties. This high specification detached bungalow offers spacious, light and airy accommodation throughout with luxury detail present behind each door. The bungalow is ready to occupy and benefits from double garage with electric door and ample off-road parking.

- Three Bedrooms
- Quiet Mews Position
- 1,345 Sq Ft
- Luxury Specification
- NEFF Appliances & Quartz Worktops
- EPC B (predicted)
- Garage & Parking
- Field Views to Rear
- En-Suite to Master Bedroom

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOCATION

Little Clacton is a rural village around two and a half miles north of Clacton town centre. It is served by its own local thriving amenities which include Post Office, Public house, Good primary school, playing fields and recreational parks, Takeaways and Provides easy access into and out of Clacton on the B1441.

ENTRANCE HALL

BEDROOM TWO

17' x 13'8 (5.18m x 4.17m)

BEDROOM THREE

13' x 8' (3.96m x 2.44m)

BEDROOM ONE

17' x 13' (5.18m x 3.96m)

EN SUITE

10'4 x 4'4 (3.15m x 1.32m)

LOUNGE

17' x 11'4 (5.18m x 3.45m)

KITCHEN/DINER

19' x 14'5 max (5.79m x 4.39m max)

UTILITY ROOM

10'7 x 7'8 (3.23m x 2.34m)

ROOF SPACE

We understand the property benefits from attic trusses meaning the roof space could be converted to provide additional accommodation subject to obtaining the relevant consent.

OUTSIDE

FRONT

GARAGE

Power & Light connected, electric sectional door.

REAR

SIDE

Additional Info

Council Tax Band: Awaiting rating (estimated Band E)

Heating: Underfloor heating, gas fired

Services: Mains gas, electric, water & drainage

Broadband: Ultrafast fibre available (up to 1,800 mbps)

Mobile Coverage: EE, Vodafone - Limited | O2 - Likely | Three - None

Construction: Cavity wall under pitched and tiled roof

Restrictions: None

Rights & Easements: None

Flood Risk: Rivers & Sea - Very Low | Surface Water - Very Low

Additional Charges: Estate charge - Approx. £150 PA

Seller's Position: No Onward Chain

Garden Facing: North

Warranty:

Agents Note Sales

1) 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.

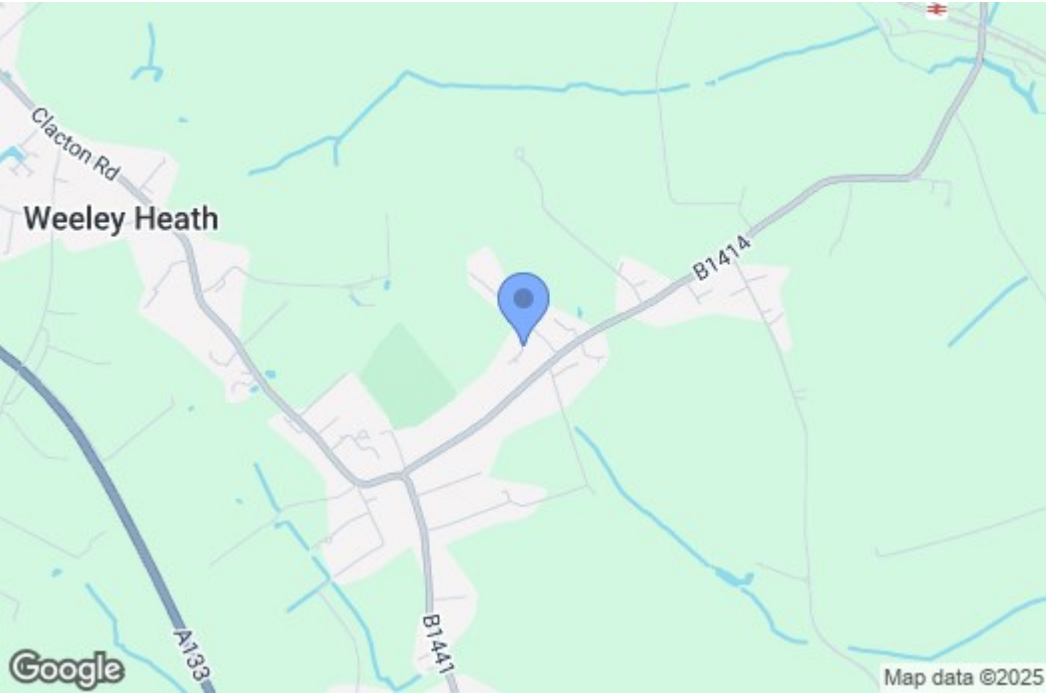
2) Some images have been virtually staged for representation only.

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.

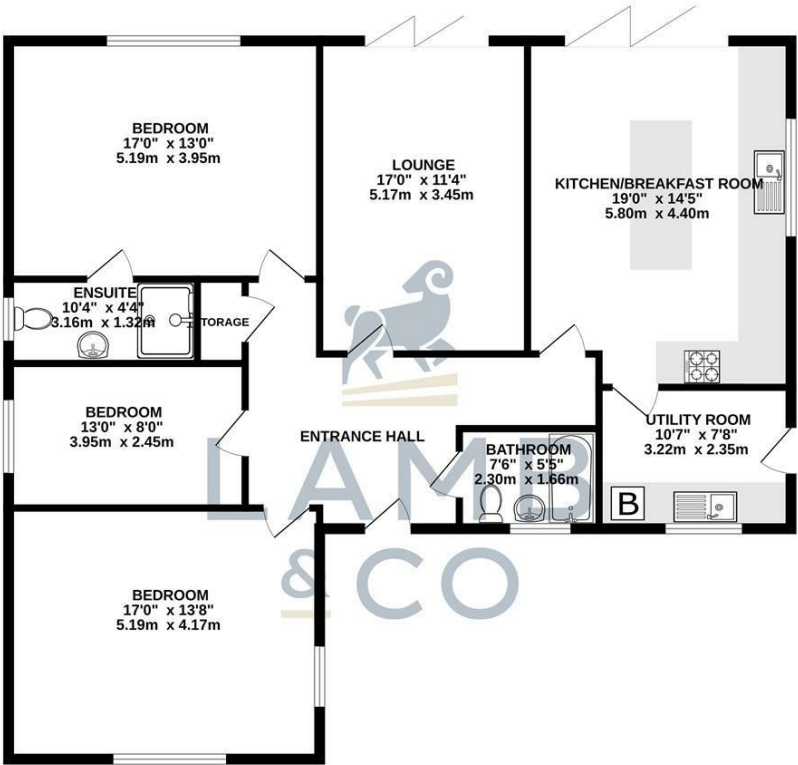
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1345 sq.ft. (125.0 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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