



LAMB & CO

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## ST OSYTH ROAD, LITTLE CLACTON, CO16 9NX

PRICE £750,000

This impressive detached new build combines countryside charm with modern luxury on a plot of approximately 0.45 acres. Set behind a spacious gated driveway with a double garage, its grand yet picturesque exterior is complemented by idyllic field views opposite. At its heart lies a stunning 35'0 kitchen/family room, designed for both everyday living and entertaining. The large master suite offers a private retreat with a dressing room and en suite, while the home throughout exudes elegance, space, and comfort. The A133 is just a minutes drive away providing easy access to Colchester, the A12 and beyond.

- Four Bedrooms
- Double Garage & Generous Driveway
- Quiet Lane Setting with Countryside Views
- Solar Panels
- Ground Floor Study
- Approx. 2,100 Sq Ft
- En Suite & Dressing Room to Master
- EPC A
- 0.45 Acre Plot



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### **PORCH**

5'9 x 4'0 (1.75m x 1.22m)

### **ENTRANCE HALL**

19'5 x 7'8 (5.92m x 2.34m)

### **SITTING ROOM**

19'5 x 12'6 (5.92m x 3.81m)



### **KITCHEN/ FAMILY ROOM**

35'0 x 12'7 (10.67m x 3.84m)



### **UTILITY ROOM**

14'6 x 10'2 (4.42m x 3.10m)



### **WC**



### **STUDY**

10'10 x 6'8 (3.30m x 2.03m)

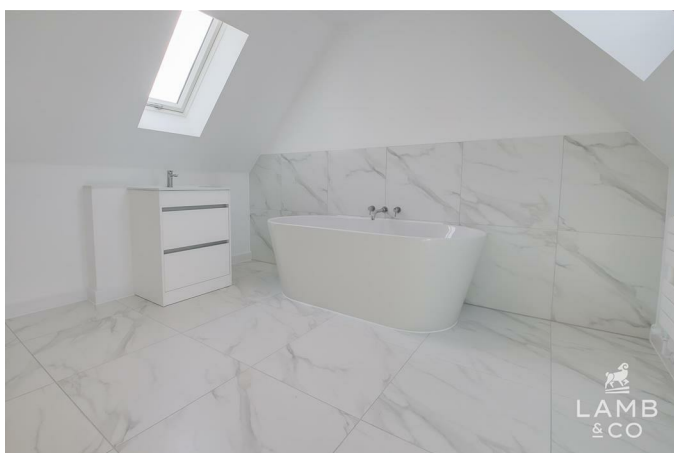


## FIRST FLOOR LANDING



## EN SUITE

11'2 x 9'11 (3.40m x 3.02m)



## MASTER BEDROOM

23'10 x 12'7 (7.26m x 3.84m)



## BEDROOM TWO

12'7 x 10'10 (3.84m x 3.30m)



## DRESSING ROOM

11'2 x 4'2 (3.40m x 1.27m)

## BEDROOM THREE

12'7 x 10'2 (3.84m x 3.10m)



## BEDROOM FOUR

12'7 x 8'10 (3.84m x 2.69m)



## BATHROOM

7'8 x 6'10 (2.34m x 2.08m)



## REAR GARDEN



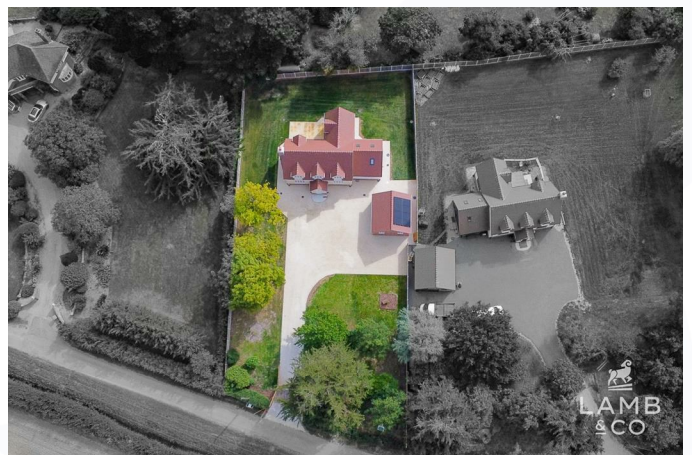
## REAR ASPECT

### DOUBLE GARAGE



double skin construction with twin electric roller doors and personnel door to side. Power & light connected.

### AERIAL VIEW



### Material Information

Council Tax Band: F

Heating: Gas central (underfloor downstairs)

Services: Mains electricity, water, gas & drainage

Broadband: Full fibre (150 mbps)

Mobile Coverage: Vodafone - 91% | EE - 87% | O2 - 80% | Three - 73%

Construction: Conventional cavity wall

Restrictions: None

Rights & Easements: None known

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

- Very Low

Additional Charges: None

Seller's Position: No onward chain

Garden Facing: East

Warranty: 10 Year Compariqo Structural Warranty

### 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

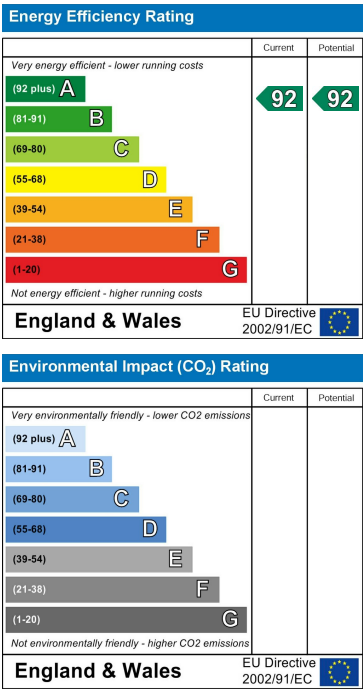
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



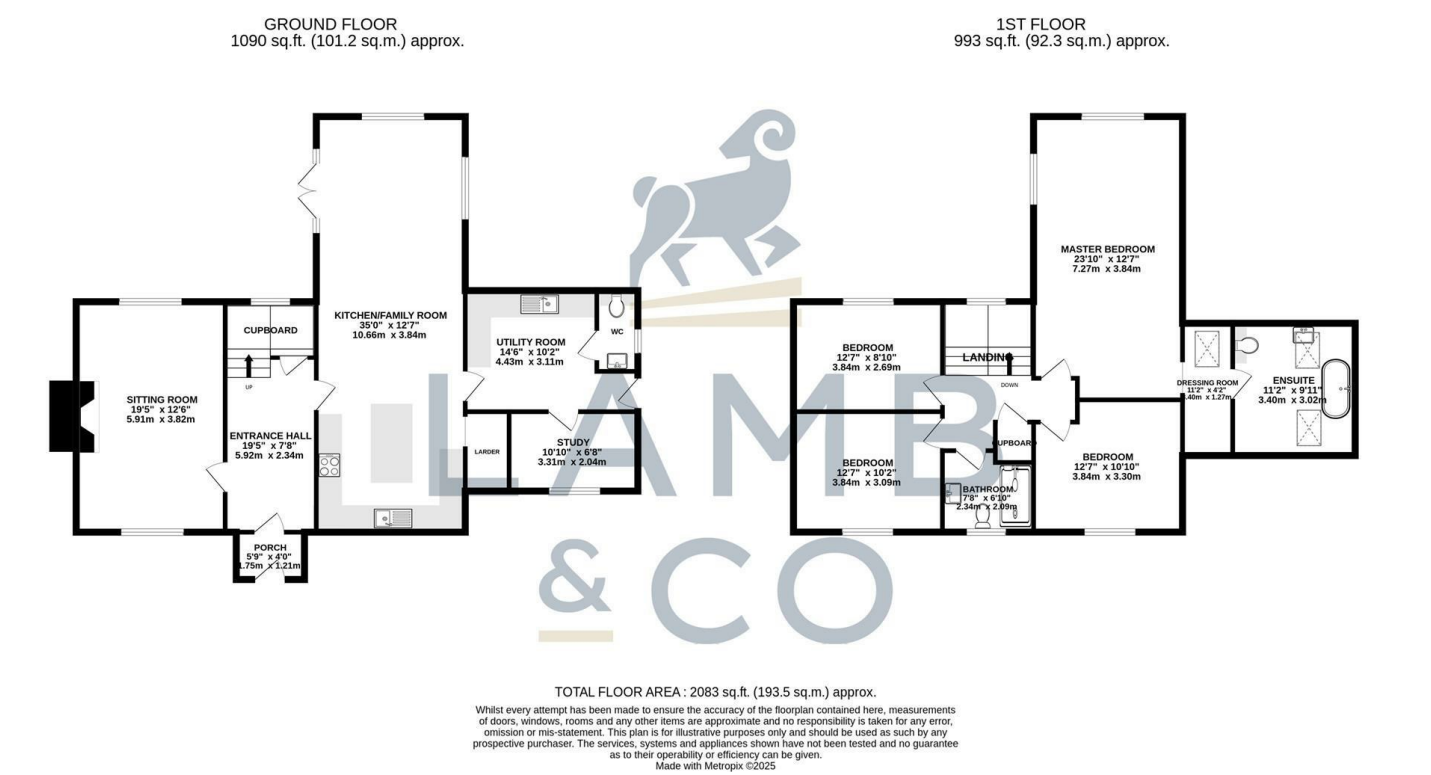
Map



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.