



LAMB & CO

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STONES GREEN ROAD, TENDRING, CO16 0DD

GUIDE PRICE £750,000

**** GUIDE PRICE £750,000 - £800,000 **** A spacious and highly versatile home offering extensive accommodation throughout. The property features three reception rooms, six bedrooms, and five bathrooms, including an en-suite to the main bedroom. Extending to approximately 3,342 sq ft, it provides generous living space in an idyllic countryside setting. Additional benefits include off-road parking and a plot of approximately one acre enhancing both convenience and outdoor smallholding appeal.

- Six Bedrooms
- Three Reception Rooms
- One Acre Plot
- Countryside Setting
- 3,342 Sq Ft
- EPC F
- No Onward Chain

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

LOBBY

SITTING ROOM

17'11 x 11'2 (5.46m x 3.40m)

SITTING ROOM TWO

16'1 x 8'5 (4.90m x 2.57m)

DINING ROOM

13'10 x 11'3 (4.22m x 3.43m)

KITCHEN

15'2 x 11'11 (4.62m x 3.63m)

BREAKFAST ROOM

12'5 x 12'3 (3.78m x 3.73m)

PANTRY

HALLWAY

BOOT ROOM

UTILITY ROOM

9'3 x 5'10 (2.82m x 1.78m)

WC

SHOWER ROOM

6'0 x 4'11 (1.83m x 1.50m)

BEDROOM FIVE

18'2 x 9'9 (5.54m x 2.97m)

HALLWAY

SHOWER ROOM

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

BEDROOM SIX/RECEPTION ROOM

19'5 x 9'4 (5.92m x 2.84m)

CONSERVATORY

9'10 x 9'2 (3.00m x 2.79m)

DRESSING ROOM/STUDY

12'2 x 6'3 (3.71m x 1.91m)

FIRST FLOOR

LANDING

BEDROOM ONE

20'3 x 11'4 (6.17m x 3.45m)

EN-SUITE

10'10 x 9'1 (3.30m x 2.77m)

BEDROOM FOUR

13'4 x 8'9 (4.06m x 2.67m)

BATHROOM

9'4 x 9'0 (2.84m x 2.74m)

BEDROOM THREE

16'1 x 10'11 (4.90m x 3.33m)

BATHROOM

12'11 x 12'2 (3.94m x 3.71m)

BEDROOM TWO

19'6 x 15'8 (5.94m x 4.78m)

OUTSIDE

OUTSIDE REAR

Material Information

Council Tax Band: E

Heating: Oil/Secondary heating- Room heaters, electric

Services:

Mains electricity - Yes

Mains gas - No

Mains water - Yes

Mains drainage - No
Other -
Broadband: Ultrafast
Mobile Coverage:
O2 - 72%
EE - 82%
Three - 76%
Vodafone - 76%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: N/A
Seller's Position: No Onward Chain
Garden Facing: East/South
Non-Standard Features to note: N/A

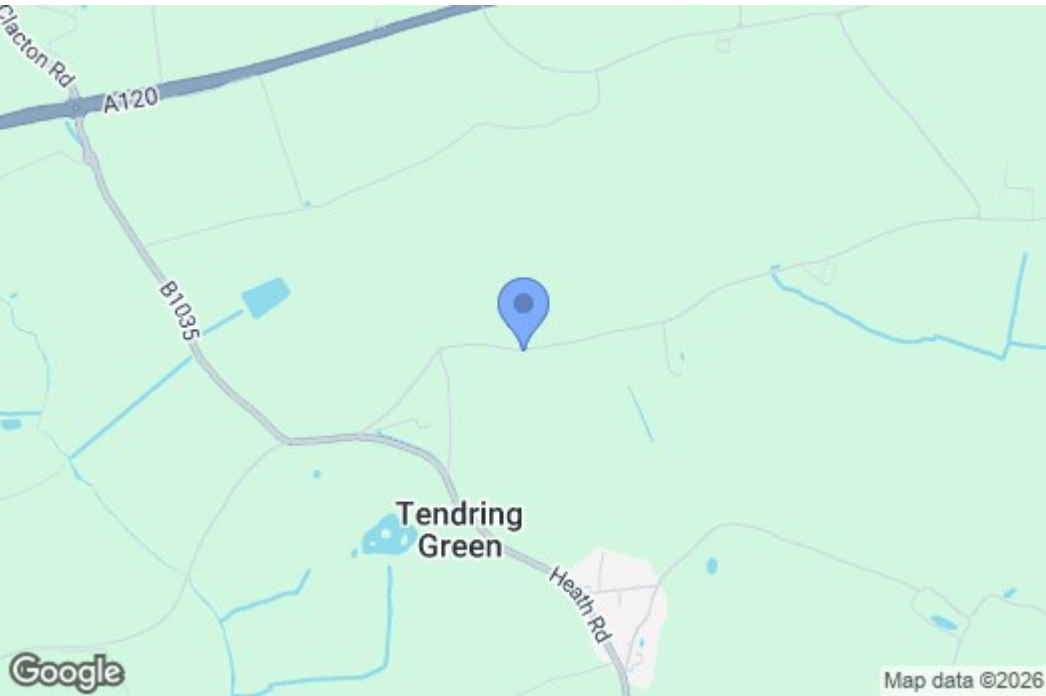
Agents Note Sales

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.

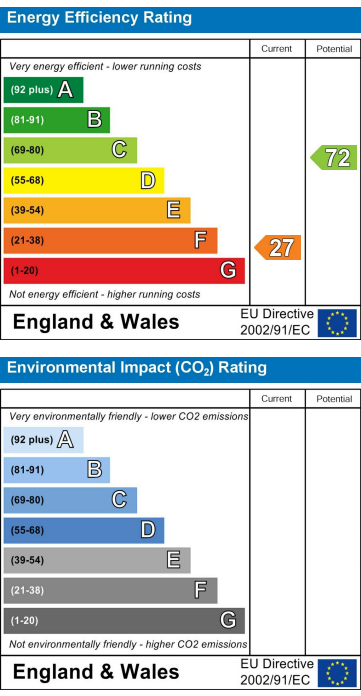
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ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map



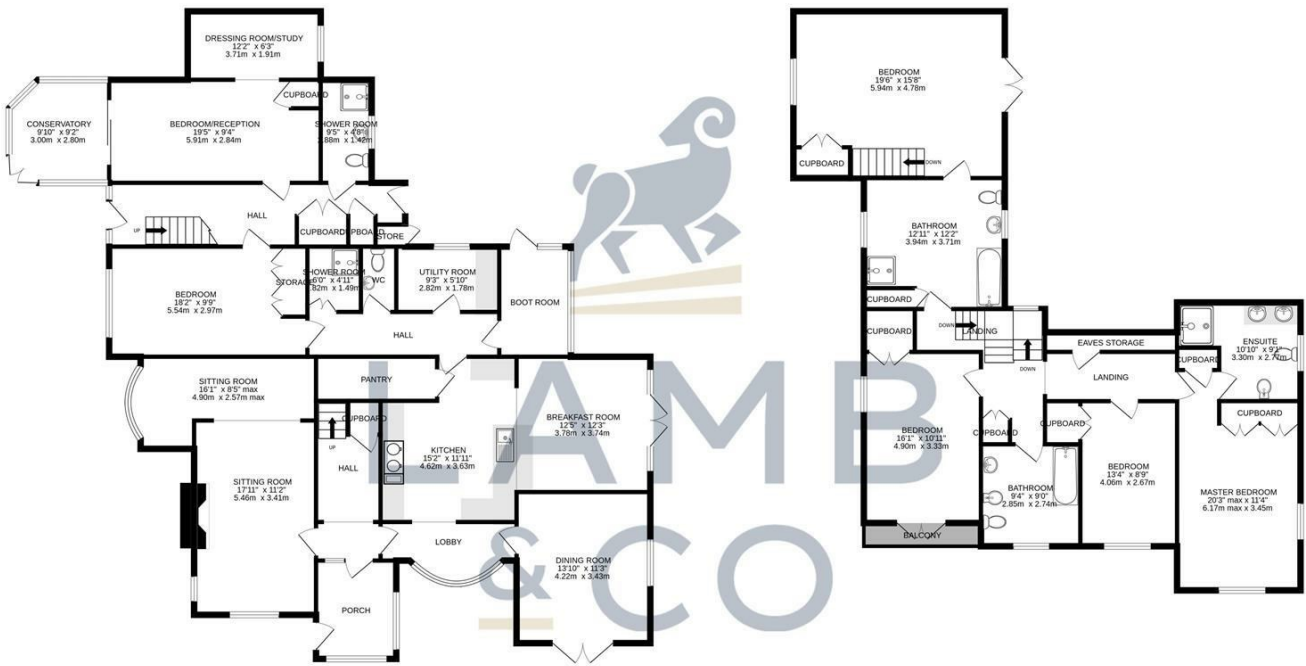
EPC Graphs



Floorplan

GROUND FLOOR
2016 sq.ft. (187.3 sq.m.) approx.

1ST FLOOR
1326 sq.ft. (123.1 sq.m.) approx.



TOTAL FLOOR AREA : 3342 sq.ft. (310.5 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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