



LAMB & CO

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## MUNNINGS DRIVE, CLACTON-ON-SEA, CO16 8YL

PRICE £399,950

Situated on the highly sought-after Cann Hall Development, this well-presented four-bedroom detached home occupies an attractive corner plot with ample off-road parking for multiple vehicles. The accommodation is thoughtfully arranged and well maintained, comprising spacious lounge and kitchen areas that provide excellent space for both everyday family life and entertaining, while a separate utility room adds further practicality and convenience. Externally, the property enjoys a low-maintenance garden and a versatile outbuilding, ideal for use as a home office, workshop, or additional storage space.

- Four Bedrooms
- Off-Road Parking
- Corner Plot
- Outside Office/Storage
- Well-Presented
- EPC-TBC



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALLWAY



### BEDROOM THREE

11'0 x 9'6 (3.35m x 2.90m)



### BEDROOM TWO

11'3 x 11'3 (3.43m x 3.43m)



### BEDROOM FOUR

11'3 x 7'6 (3.43m x 2.29m)



### BEDROOM ONE

14'5 x 11'3 (4.39m x 3.43m)



## BATHROOM

11'3 x 5'5 (3.43m x 1.65m)



## UTILITY ROOM



## LOUNGE

15'3 x 15'0 (4.65m x 4.57m)



## OUTSIDE

### OUTSIDE REAR



## KITCHEN/DINING ROOM



## Material Information

Council Tax Band: C

Heating: Gas Central

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

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: Needs To Find  
Garden Facing: North  
Non-Standard Features to note: N/A  
\*\*A dropped kerb will be installed\*\*

### Agents Note Sales

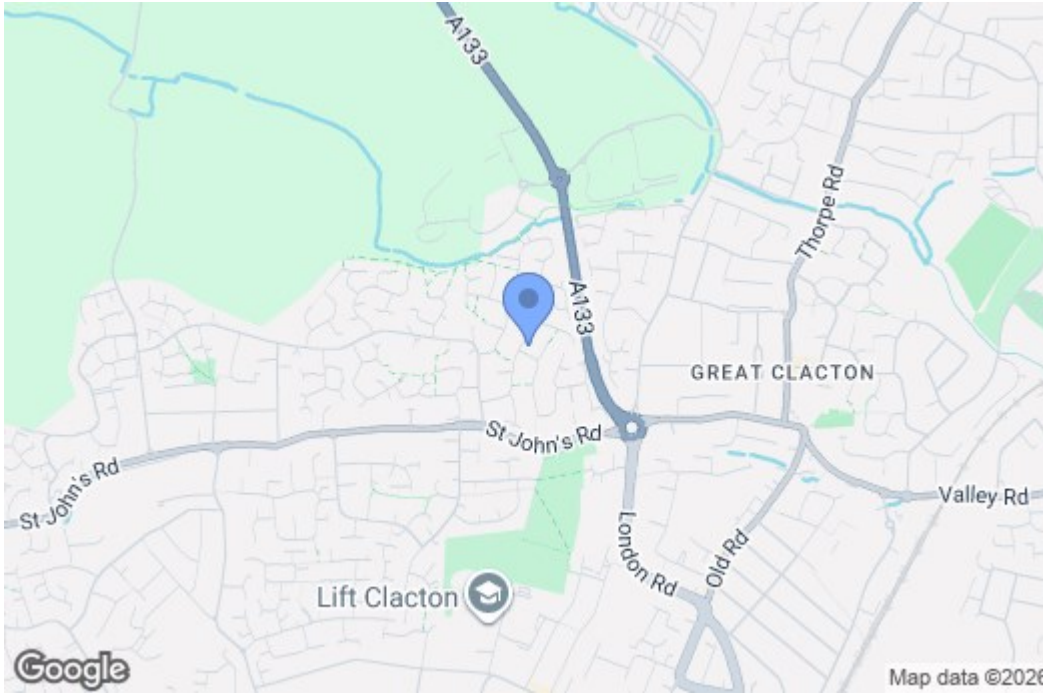
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

### AML

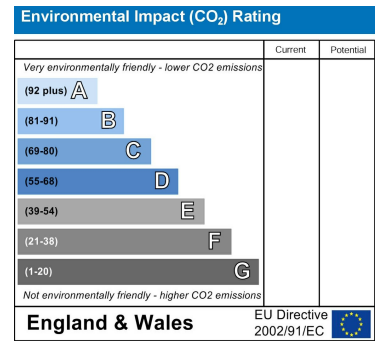
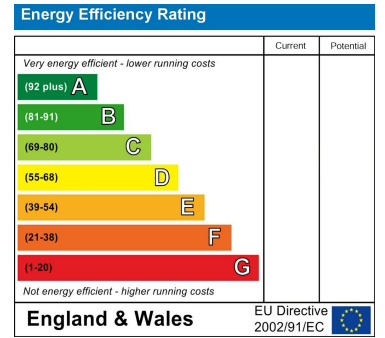
ANTI-MONEY LAUNDERING REGULATIONS 2017  
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



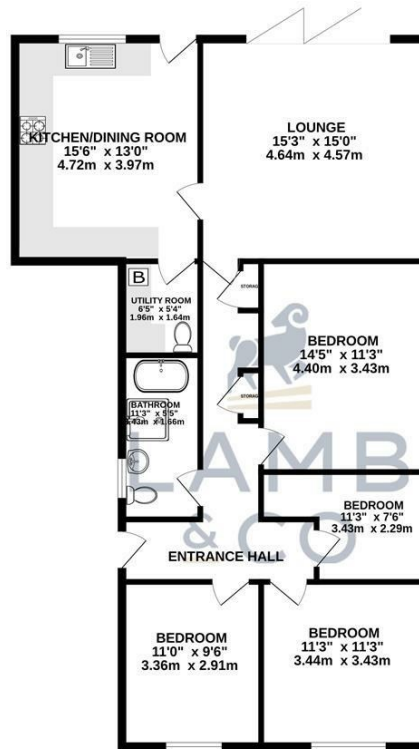
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1119 sq ft. (104.0 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 is given as to their operability or efficiency can be given.  
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