LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.

SHERWOOD DRIVE, CLACTON-ON-SEA, CO15 4EB

GUIDE PRICE £365,000

** GUIDE PRICE £365,000 - £375,000 ** This well-presented, extended three-bedroom detached bungalow is ideally situated on the sought-after Sherwood Drive in Clacton-on-Sea. Offering generous and versatile accommodation throughout, the property is perfect for families, or those seeking single-level living by the coast.

The home features a spacious Lounge/Dining room, providing an ideal setting for both relaxation and entertaining, with direct access into a bright and airy conservatory that overlooks the garden. The fitted kitchen is complemented by three well-proportioned bedrooms.

A modern shower room serves the property, while the master bedroom benefits from granted planning permission for a front extension to create a en suite, offering excellent potential for further enhancement.

- Three Bedroom Detached Bungalow
- Garage & Off Road Parking
- Well Presented
- Conservatory
- Planning Approved for Front Extension
- EPC D

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN

8'9" x 13'11" (2.67m x 4.24m)

LOUNGE

14'1" x 13'7" (4.29m x 4.14m)

CONSERVATORY

19'9" x 10'8" (6.02m x 3.25m)

DINING ROOM

7'8" x 11'0" (2.34m x 3.35m)

BEDROOM

10'8" x 13'7" (3.25m x 4.14m)

BEDROOM

12'9" x 9'8" (3.89m x 2.95m)

BEDROOM

9'6" x 9'6" (2.90m x 2.90m)

BATHROOM

7'6" x 9'10" (2.29m x 3.00m)

GARAGE

7'8" x 16'2" (2.34m x 4.93m)

GARDEN

REAR ASPECT

FRONT ASPECT

Material Information

Council Tax Band: D
Heating: Gas
Services: Mains
Broadband: Ultrafast fibre
Mobile Coverage: Three-78%, Vodaphone-78%, EE-77%, O2-73%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Surface water-Very low, Rivers & Sea-Very low
Additional Charges: N/A
Seller's Position: Needs to find
Garden Facing: North west

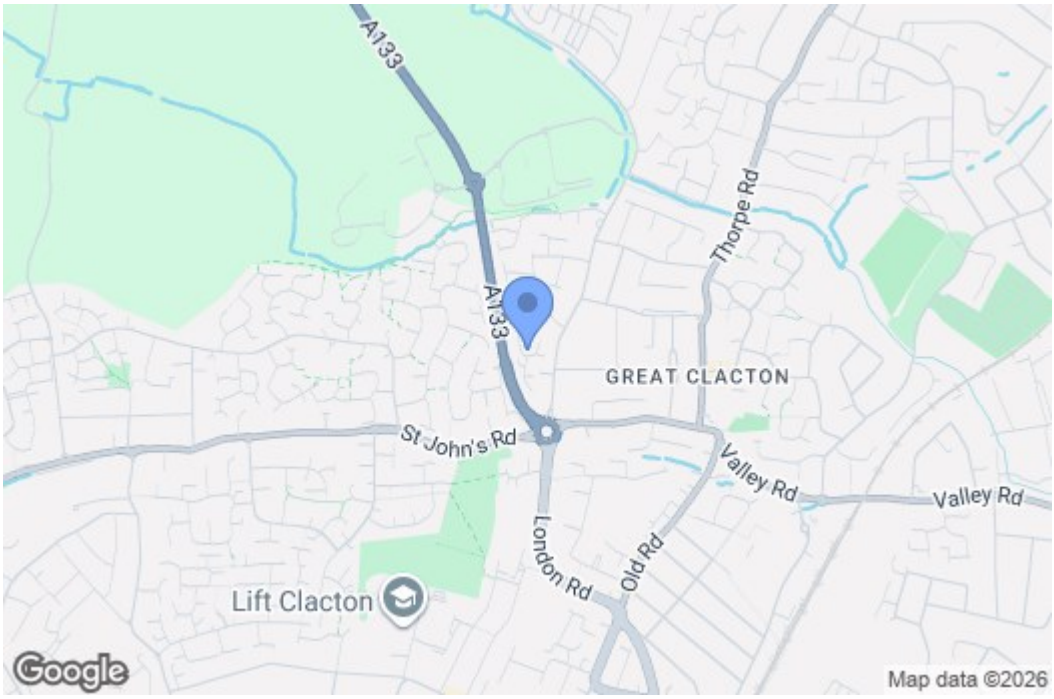
Agents Note Sales

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.

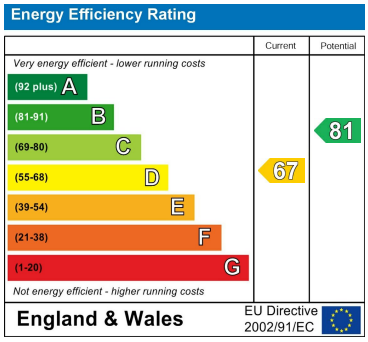
AML

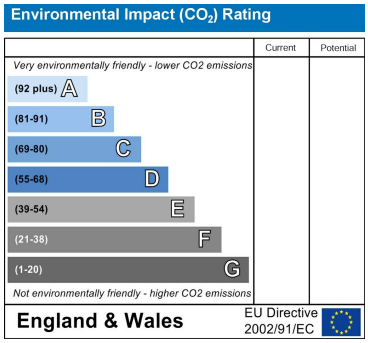
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

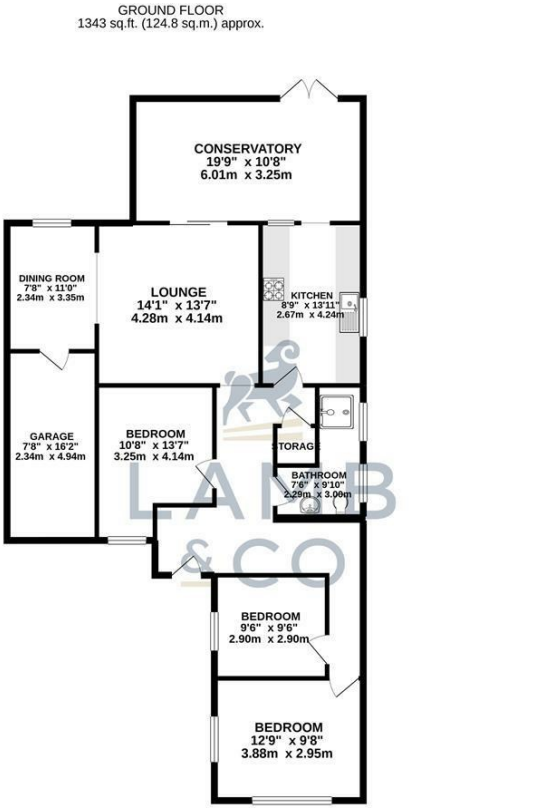


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1343 sq.ft. (124.8 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.
Made with Metropix ©2021

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.