



LAMB & CO

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Inspired by property, driven by passion.



## JAYWICK LANE, CLACTON-ON-SEA, CO15 2DR

PRICE £400,000

Set back behind a generous in-out driveway, this substantial 4-bedroom bungalow offers spacious living with a 21'3 lounge, an outdoor swimming pool, and a hot tub room adjoining the expansive primary bedroom with en suite. Ideal for comfort and entertaining.

- Four Bedrooms
- En Suite
- Outdoor Swimming Pool
- Spacious In/Out Driveway
- Hot Tub Room
- EPC - D



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## LOUNGE

21'3 x 14'9 (6.48m x 4.50m)



## KITCHEN

14'7 x 8'7 (4.45m x 2.62m)



## CONSERVATORY

17'3 x 13'3 (5.26m x 4.04m)



## BEDROOM ONE

19'0 x 11'2 (5.79m x 3.40m)





### EN SUITE

6'7 x 5'8 (2.01m x 1.73m)



### BEDROOM TWO

11'5 x 9'0 (3.48m x 2.74m)



### HOT TUB ROOM

17'0 x 11'0 (5.18m x 3.35m)



### BEDROOM FOUR

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



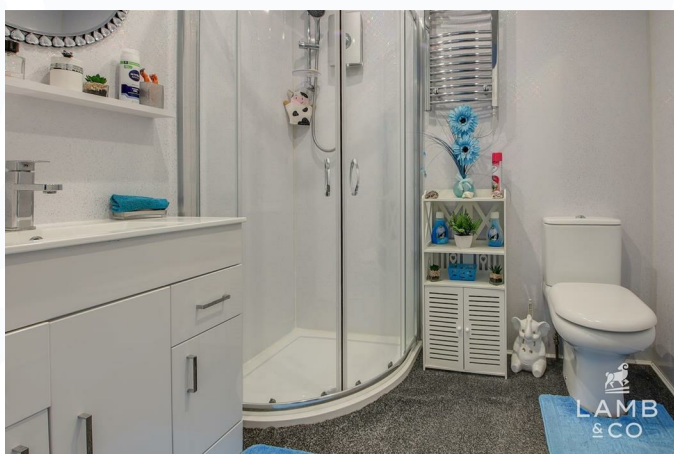
### BEDROOM THREE

12'8 x 7'8 (3.86m x 2.34m)



### SHOWER ROOM

6'6 x 5'9 (1.98m x 1.75m)





## REAR GARDEN



## OUTDOOR POOL



## REAR ASPECT



## Material Information

Council Tax Band: D

Heating: gas  
Services: mains  
Broadband: ultrafast  
Mobile Coverage:  
Construction: conventional  
Restrictions: unknown  
Rights & Easements: none  
Flood Risk: very low  
Additional Charges: none  
Seller's Position: purchasing onwards  
Garden Facing: east

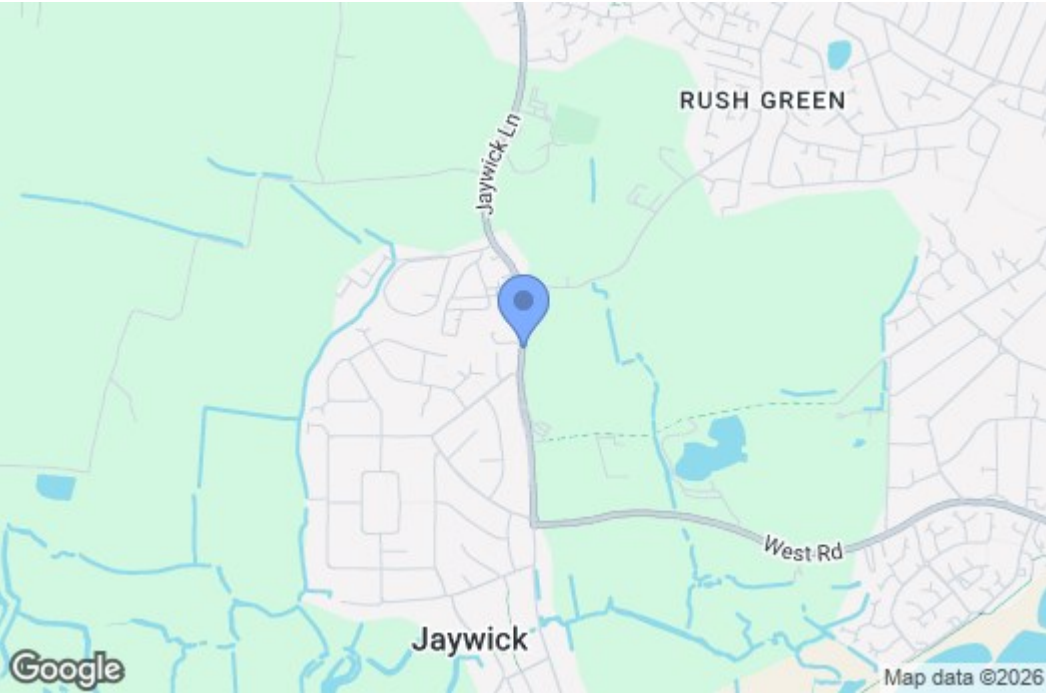
## Agents Note Sales

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.

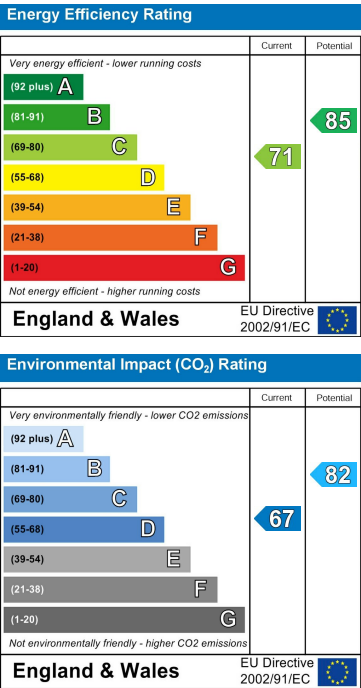
## AML

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.

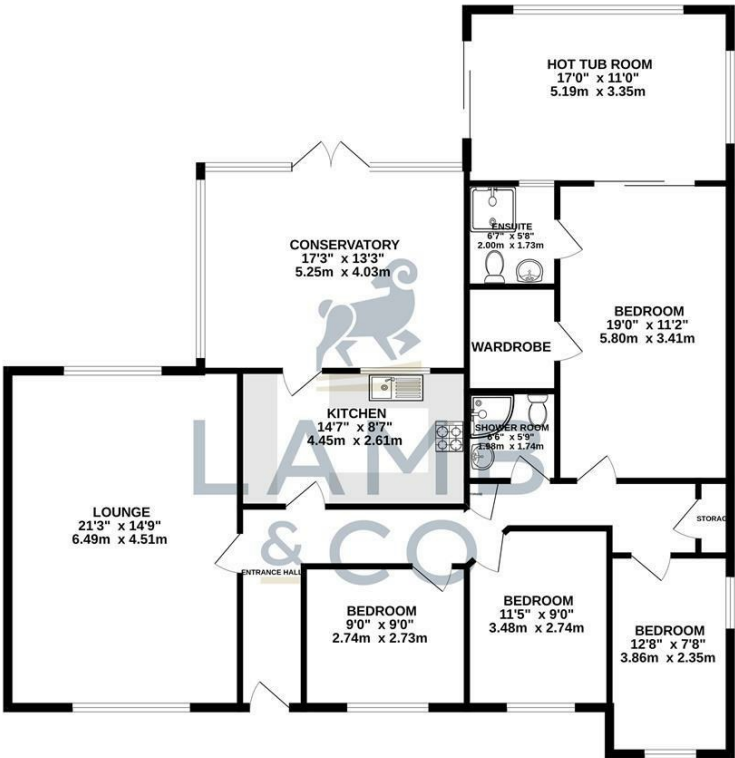
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1616 sq.ft. (150.2 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 misstatement. This plan is for illustrative purposes only and should be used as such for 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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