

# TAN LANE, LITTLE CLACTON, ESSEX, CO16 9PS

Price

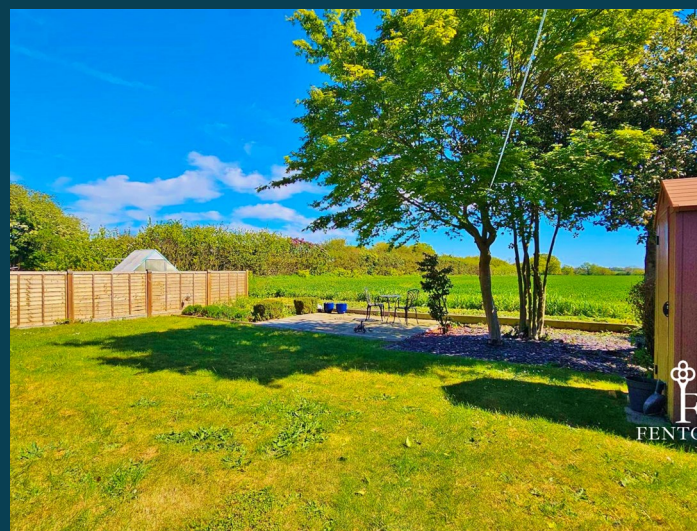
**£445,000**

FREEHOLD

- Five Bedrooms
- En-Suite to Master Bedroom
- Stunning Unoverlooked Field Views To Front & Rear
  - 18'4" x 12'10" Lounge
  - 15'9" x 11'5" Sitting Room
  - 29'9" Kitchen/Diner
- Utility Room & Ground Floor Cloakroom
  - Popular Village Location
  - Ample Off Street Parking
- Council Tax Band - F / EPC Rating - C



**FENTONS**  
ESTATE AGENTS



\*\*\* FARMLAND VIEWS \*\*\* An exciting opportunity to own this FOUR BEDROOM, THREE RECEPTION ROOM DETACHED FAMILY HOME in this semi rural setting in the popular Essex Village of Little Clacton. The property benefits from versatile accommodation and has been extensively extended with a full programme of refurbishment. Offering rural views to both front and back, an early internal inspection is also highly recommended to appreciate this deceptively spacious accommodation on offer. Thorpe-le-Soken's mainline railway station is located within three quarters of a mile with Clacton's town centre and sea front around three and a half miles away.

Accommodation comprises of approximate room sizes:

Obscured sealed unit double glazed door leading to:

#### Hallway

Stair flight to first floor. LVT flooring. Spotlights. Radiator. Doors to:

#### Study/Bedroom

10' x 6'5"

LVT flooring. Radiator. Sealed unit double glazed window to front with farmland views.

#### Bedroom

11'11" x 8'3"

LVT flooring. Radiator. Sealed unit double glazed window to front with farmland views.

#### Bedroom 2

15'9" x 11'5"

LVT flooring. Radiator. Sealed unit double glazed window to side.

#### Cloakroom

Low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Tiled splashback. LVT flooring. Extractor fan. Radiator.

#### Lounge

18'4" x 12'10"

Wall mounted electric fire. Radiator. Sealed unit double glazed 'French' style doors leading to rear garden with uninterrupted farmland views.

#### Kitchen/Diner

29'8" x 11'11" max

Fitted with a range of matching fronted units. Hard edge work surfaces. Inset one and a half stainless

bowl sink and drainer unit. Rangemaster to remain with extractor hood above. Fitted central island with storage cupboards and drawers under. Further selection of matching units both at eye and floor level. Integrated dishwasher. Part tiled walls. LVT flooring. Spotlights. Two radiators. Sealed unit double glazed window to side. Sealed unit double glazed 'French' style doors leading to rear garden with uninterrupted farmland views. Door to:

#### Utility Room

12'11" x 5'

Fitted with a range of matching fronted units both at eye and floor level. Rolled edge work surfaces. Inset one and a half stainless bowl sink and drainer unit with mixer tap. Plumbing for washing machine. Space for further white goods. Wall mounted combination boiler providing heating and hot water throughout. LVT flooring. Extractor fan.

#### Landing

Fitted storage cupboard with sliding doors. Radiator. Doors to:

#### Master Bedroom

18'1" max x 13'

Radiator. Sealed unit double glazed window to rear with uninterrupted farmland views. Door to:

#### En-Suite

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and cupboard under. Fitted corner shower cubicle with sliding doors and wall mounted shower attachment. Tiled splashback. LVT flooring. Spotlight. Extractor fan. Radiator. Sealed unit double glazed velux window to side.

#### Bedroom 4

15'4" x 8'2"

Fitted wardrobes with sliding doors. Radiator. Sealed unit double glazed window to side and front with farmland views.

### Bedroom 3

16'9" x 7'7"

Radiator. Sealed unit double glazed window to front with farmland views.

### Bathroom

White suite comprises of low level WC. Vanity wash hand basin with mixer tap and storage cupboard under. Enclosed panelled bath with fitted shower screen and wall mounted shower attachment. Tiled splashback. LVT flooring. Spotlights. Extractor fan. Radiator. Sealed unit double glazed velux window to rear with farmland views.

### Outside - Rear

Part paved area. Remainder laid to lawn. Additional patio area perfect for seating overlooking uninterrupted farmland views. Shed to remain. Access to front via both sides. Enclosed by range of panelled and low fencing.

### Outside - Front

Hardstanding concrete area providing off street parking for several vehicles. Remainder laid to lawn. Uninterrupted farmland views to front.



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**Material Information - Freehold Property**

Tenure: Freehold

Council Tax: Tendring District Council

Council Tax Band: F

Payable 2026/2027 £3303.68 Per Annum

Any Additional Property Charges: N/A

Services Connected: (Gas): Yes

(Electricity): Yes

(Water): Yes

(Sewerage Type): Mains Drainage

(Telephone, Broadband & Mobile Coverage): For Current Correct

Information Please Visit: <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Non Standard Property Features To Note: N/A

**MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS (INFORMATION OF THE PAYER) REGULATIONS 2017** - When agreeing a purchase, prospective purchasers will be asked to undertake Identification checks including producing photographic identification and proof of residence documentation along with source of funds information.

**REFERRAL FEES**

You will find a list of any/all referral fees we may receive on our website

**Disclaimer - Wide Angle Lens Etc**

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.



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Call us on

01255 779810

info@fentonsestates.co.uk

www.fentonsestates.co.uk

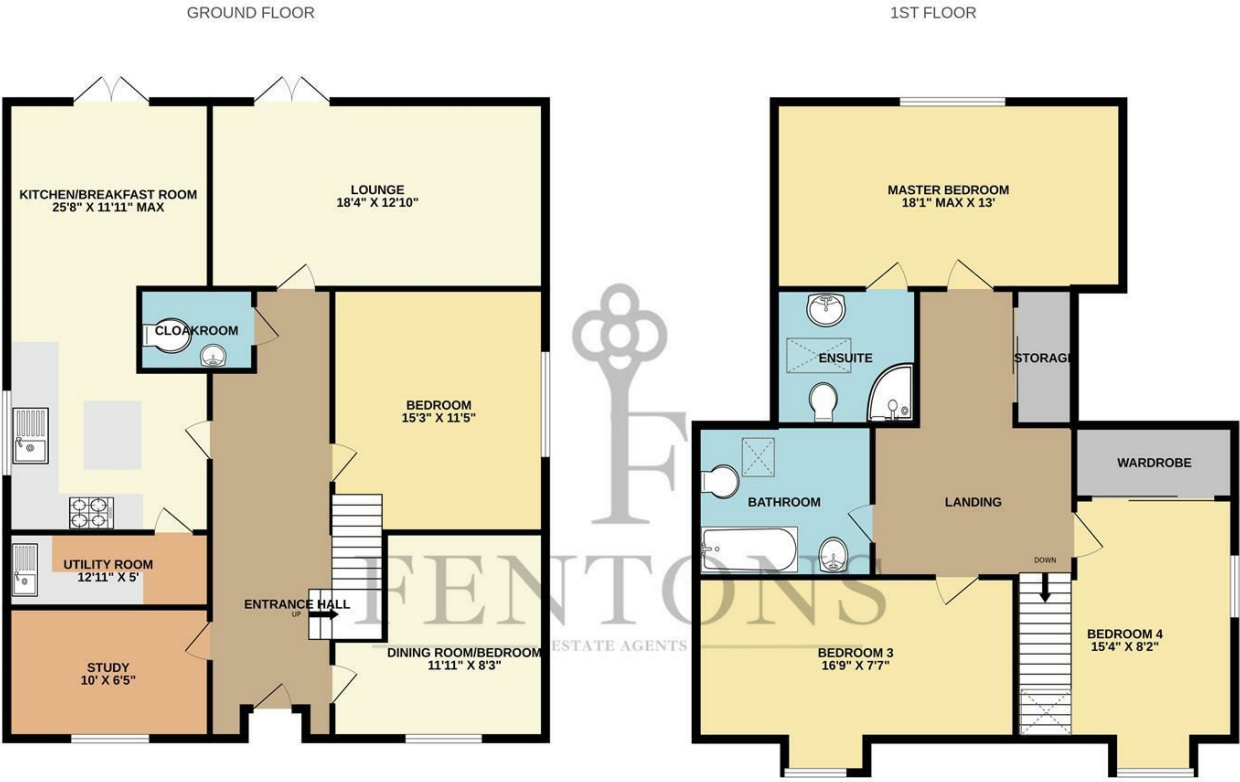
Council Tax Band

F



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	71	
	EU Directive 2002/91/EC	

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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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