



LAMB & CO

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Inspired by property, driven by passion.



## BENTLEY ROAD, CLACTON-ON-SEA, CO16 9DP

PRICE £675,000

A beautifully reimagined family home in the highly desirable semi-rural Weeley, offering modern efficiency and timeless comfort. Rebuilt between 2001-2002 and meticulously maintained, the property combines thoughtful design with contemporary upgrades, including an air source heat pump and a high-spec solar panel system with battery storage for exceptional energy performance.

Externally, a split-level rear garden provides an inviting space for relaxation, while the expansive frontage ensures ample parking for multiple vehicles.

- Five Bedrooms
- Three En Suites
- Air Source Heating System
- Three Reception Rooms
- Impressive Galleried Landing
- Floor Area in Excess of 3000 sq.ft
- Generous Conservatory
- EPC B
- Driveway Parking for Multiple Vehicles



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### SITTING ROOM

10'6 x 9'3 (3.20m x 2.82m)



### DINING ROOM

14'7 x 10'2 (4.45m x 3.10m)



### WC

### KITCHEN/BREAKFAST ROOM

17'2 x 16'4 (5.23m x 4.98m)



## UTILITY ROOM

7'6" x 7'0" (2.29m x 2.13m)



## GROUND FLOOR BEDROOM

17'4" x 8'6" (5.28m x 2.59m)



## LOUNGE

28'0" x 19'0" (8.53m x 5.79m)



## EN SUITE SHOWER ROOM

8'7" x 6'2" (2.62m x 1.88m)



## CONSERVATORY

22'0" x 22'0" (6.71m x 6.71m)



## GALLERY LANDING



## BEDROOM ONE

18'0 x 10'8 (5.49m x 3.25m)

## DRESSING ROOM

7'0 x 6'8 (2.13m x 2.03m)



## EN SUITE

10'7 x 5'8 (3.23m x 1.73m)



## BEDROOM TWO

14'0 x 10'5 (4.27m x 3.18m)



## EN SUITE

10'3 x 5'5 (3.12m x 1.65m)

## BEDROOM THREE

17'3 x 13'1 (5.26m x 3.99m)

## BEDROOM FOUR

15'3 x 14'6 (4.65m x 4.42m)

## BATHROOM

10'9 x 10'3 (3.28m x 3.12m)



## REAR GARDEN



## OUTBUILDINGS



Timber framed workshop and log cabin, both with power and light connected.

## REAR ASPECT



## Material Information

Council Tax Band: F

Heating: Air Source Heat Pump

Services: All mains (gas meter removed due to air source heating installation)

Broadband: Ultrafast 1000 Mbps

Mobile Coverage: O2: good, EE, Three & Vodafone: likely

Construction: Conventional

Restrictions: None

Rights & Easements: None

Flood Risk: Very Low

Additional Charges: None

Seller's Position: Need to find

Garden Facing: North

## Agents Note Sales

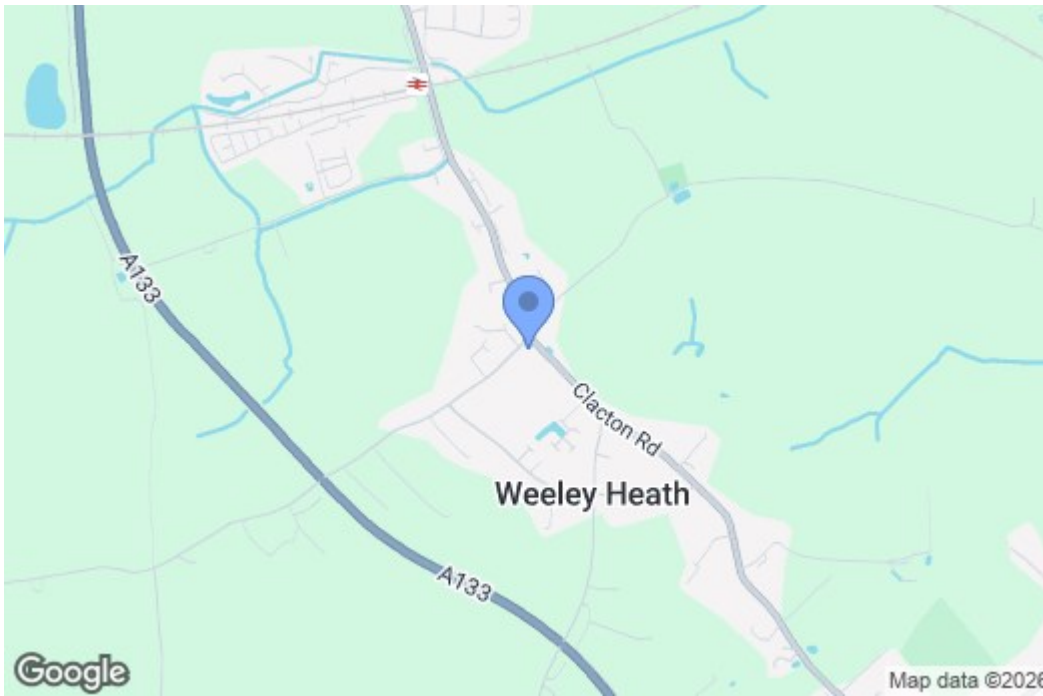
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## 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.

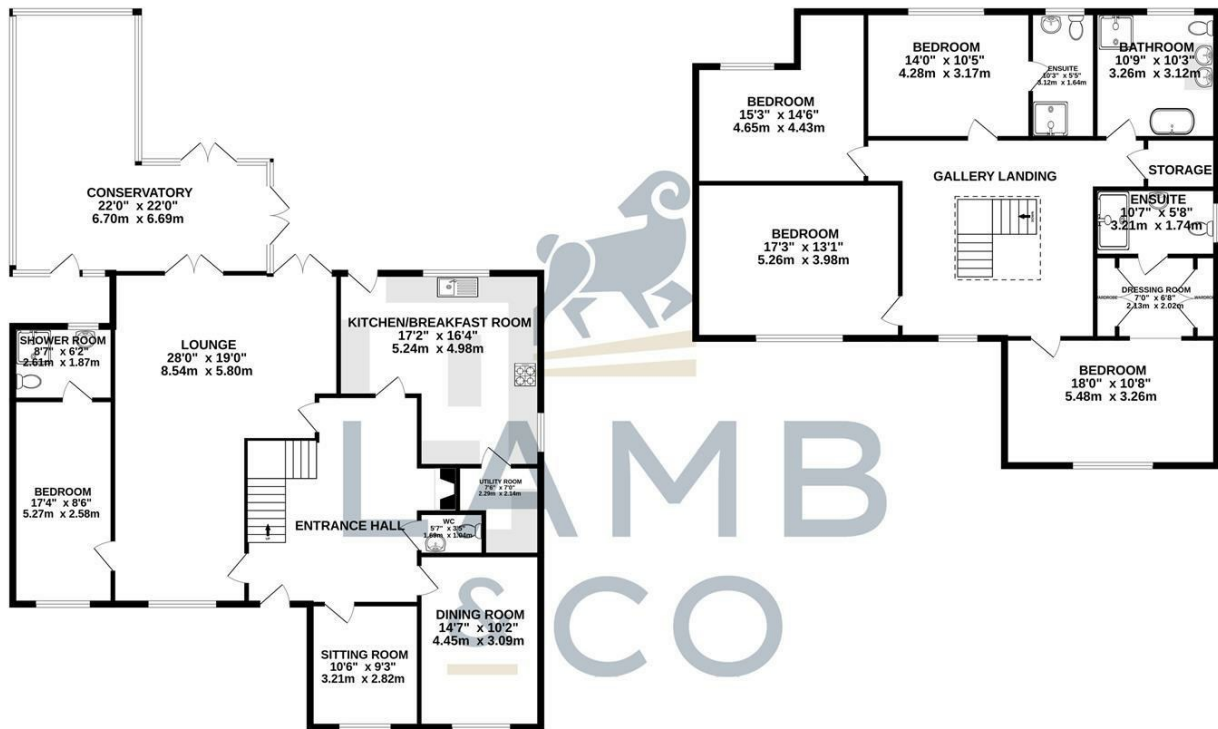
## Map



## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		83	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA : 3135 sq.ft. (291.3 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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