



LAMB & CO

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Inspired by property, driven by passion.



## THE MEADOWS, LITTLE CLACTON, CO16 9SE PRICE £475,000

Welcome to 'The Meadows', a peaceful mews development of just seven properties. This high specification detached bungalow offers spacious, light and airy accommodation throughout with luxury detail present behind each door. Additional benefits include; field views, two en-suites, detached garage with electric door and ample off-road parking.

- Three Bedrooms
- Field Views
- Garage & Parking
- Ready to Move In
- NEFF Appliances
- Two En-Suites
- Quiet Mews Position
- EPC B
- Utility Room

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

#### ENTRANCE HALLWAY

#### BEDROOM THREE

14'5 x 10'0 (4.39m x 3.05m)

#### BEDROOM TWO

15'0 10'0 (4.57m 3.05m)

#### EN SUITE

10'0 x 3'11 (3.05m x 1.19m)

#### BATHROOM

10'0 x 6'6 (3.05m x 1.98m)

#### LOUNGE/DINER

15'0 x 14'4 (4.57m x 4.37m)

#### KITCHEN

16'0 x 10'0 (4.88m x 3.05m)

#### UTILITY

10'3 x 9'1 (3.12m x 2.77m)

#### BEDROOM ONE

20'5 x 10'3 (6.22m x 3.12m)

#### EN SUITE

6'3 x 6'0 (1.91m x 1.83m)

#### OUTSIDE

#### FRONT

#### GARAGE

#### OUTSIDE REAR

#### VIEW

#### Additional Information

Council Tax Band: Awaiting rating (estimated Band E)

Heating: Underfloor heating, gas fired

Services: Mains gas, electric, water & drainage

Broadband: Ultrafast fibre available (up to 1,800 mbps)

Mobile Coverage: EE, Vodafone - Limited | O2 - Likely | Three - None

Construction: Cavity wall under pitched and tiled roof

Restrictions: None

Rights & Easements: None

Flood Risk: Rivers & Sea - Very Low | Surface Water - Very Low

Additional Charges: Estate charge - Approx. £150 PA

Seller's Position: No Onward Chain

Garden Facing: North

#### Agents Note Sales

PLEASE NOTE -

1) 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.

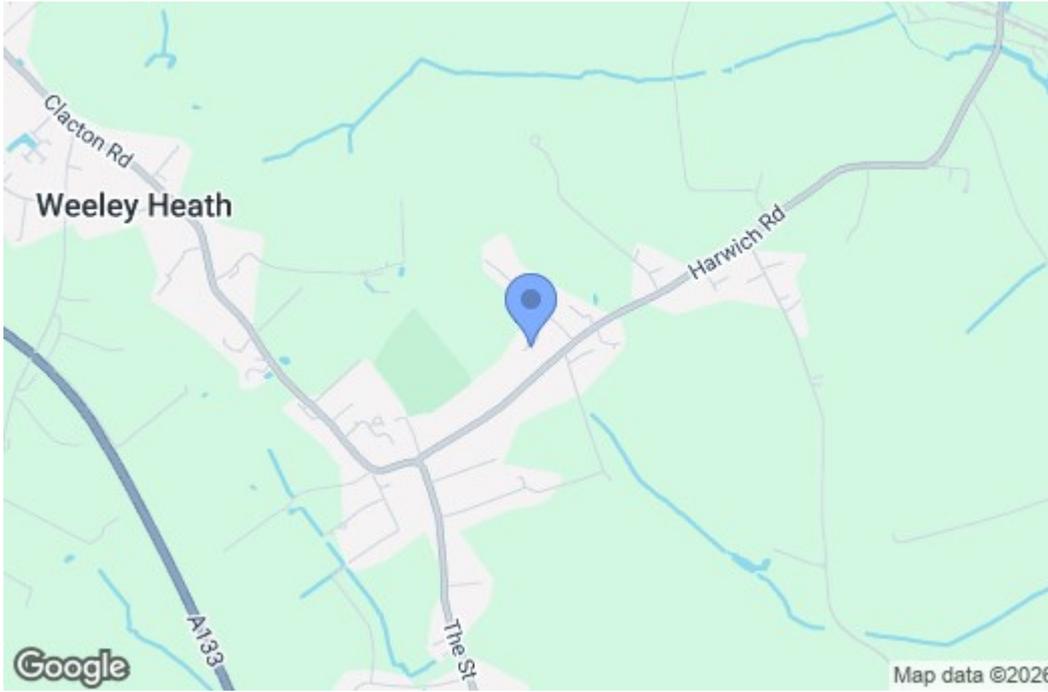
2) Some images have been virtually staged for representation only.

#### AML

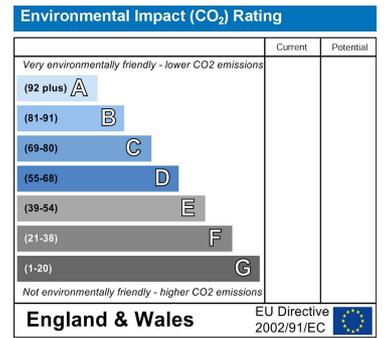
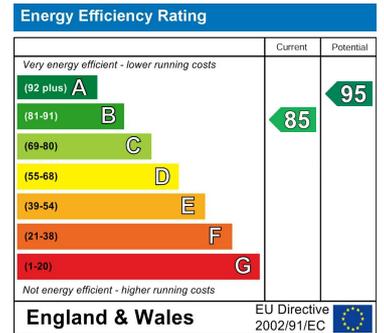
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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

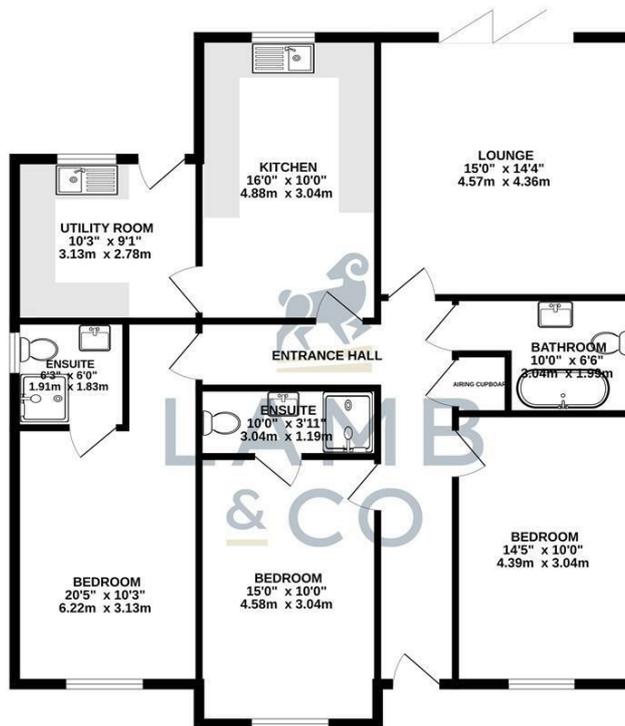


## EPC Graphs



## Floorplan

GROUND FLOOR  
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA: 1210 sq.ft. (112.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 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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