LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.













# 4 CONNAUGHT ROAD, WEELEY HEATH, CLACTON-ON-SEA, CO16

## £2,150 PER MONTH

Lamb and Co are proud to present this detached Chalet bungalow, thoughtfully designed to combine modern living with comfort and style. This property features an open-plan kitchen, living and dining area, complete with high-quality integrated appliances, ideal for entertaining or relaxing with family. Finishes throughout are to a high standard, including oak internal doors and flooring throughout.

Externally, every home benefits from a garage and generous off-road parking, as well as north-west facing gardens that come fully turfed and finished with sand stone patio. This collection of homes offer a rare opportunity to secure a beautifully crafted new build in a desirable location. *Please note some pictures are of a different plot or have been virtually staged.

- Four Bedroom Detached Chalet
- Garage with electric Roller Door
- Ground Floor Master Suite
- Air Conditioning to Master Suite
- Driveway parking for Four Cars
- EPC- B
- Mirostone worktops and integrated Kitchen appliances
- Two First Floor Bedrooms
- Council Tax - TBC

## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### KITCHEN/LIVING/DINING

21'9" x 21'9" (6.63m x 6.63m)

### MASTER BEDROOM

21'9" x 12'7" (6.63m x 3.84m )

### ENSUITE

7'4" x 4'6" (2.24m x 1.37m )

### BEDROOM

12'11" x 10'6" (3.94m x 3.20m )

### BATHROOM

7'4" x 6'9" (2.24m x 2.06m)

### LANDING

### BEDROOM

15'7" x 9'5" (4.75m x 2.87m )

### BEDROOM

15'1" x 9'5" (4.60m x 2.87m )

### GARDEN

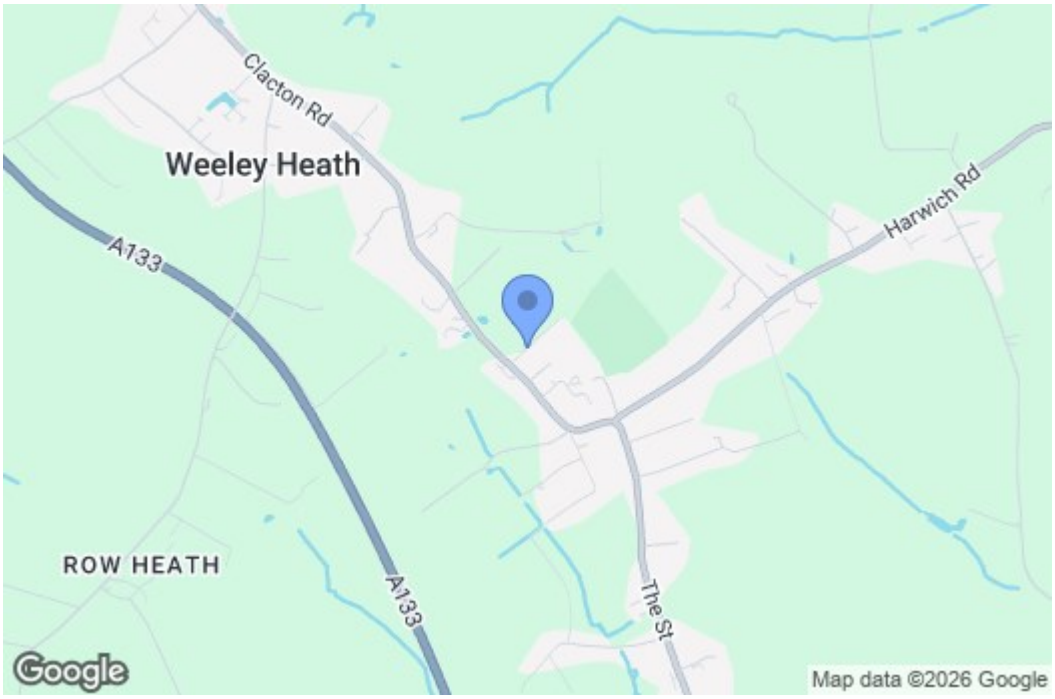
### FRONT ASPECT

### REAR ASPECT

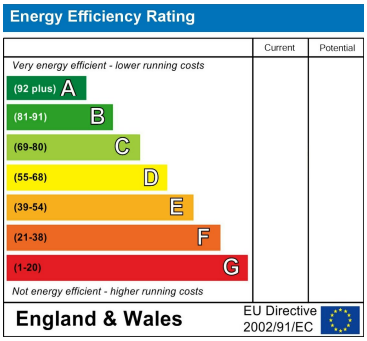
## Agents Note Lettings

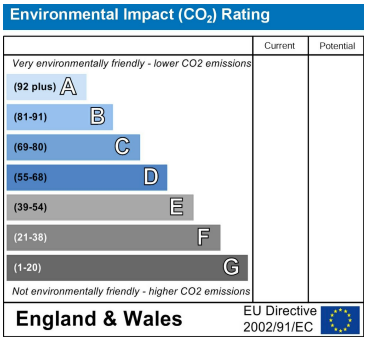
PLEASE NOTE - All of our rental properties require 5 weeks rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

## Map

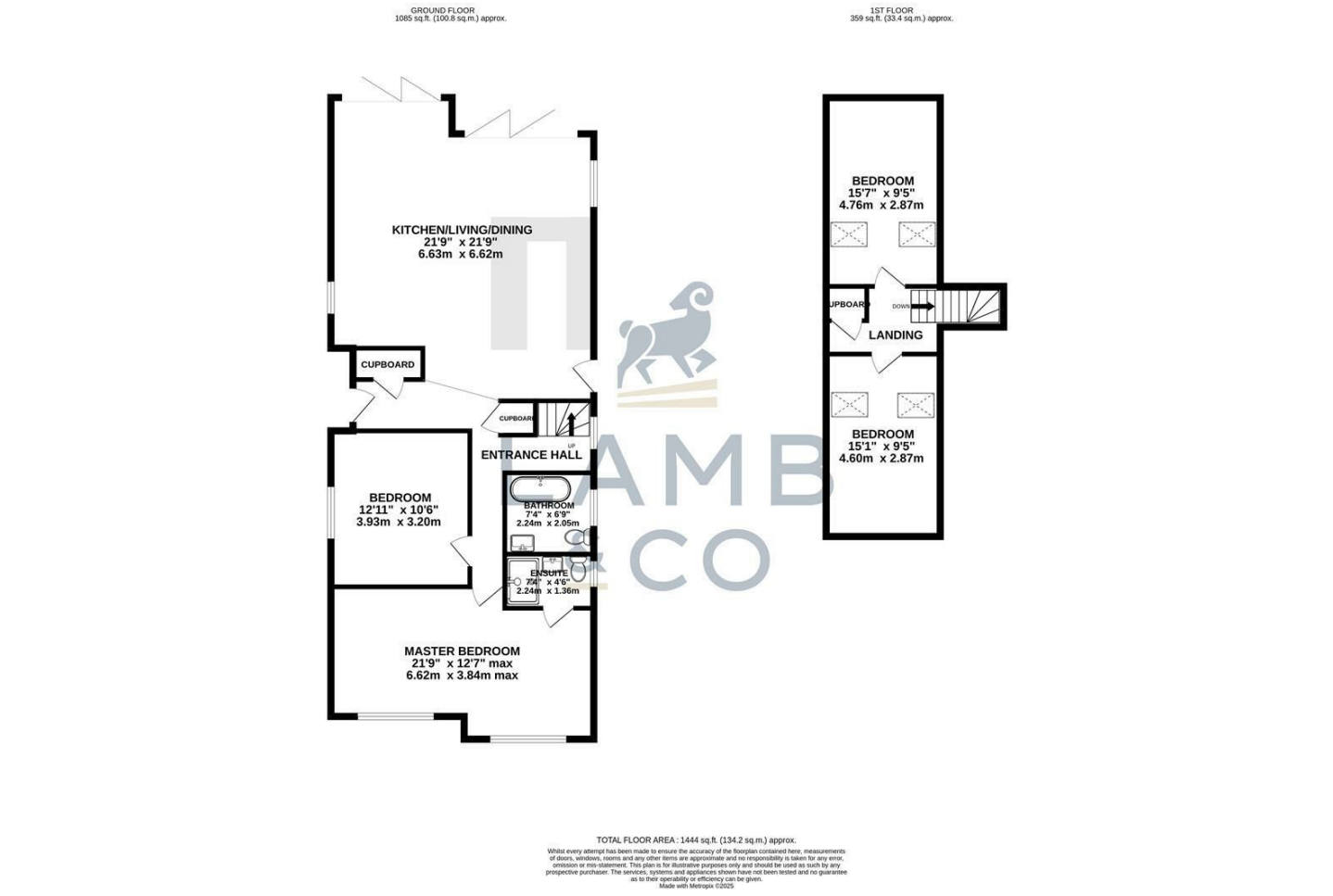



## EPC Graphs




## Floorplan




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.