



LAMB & CO

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Inspired by property, driven by passion.



MILL LANE, CLACTON-ON-SEA, CO16 9BZ

OFFERS IN EXCESS OF £475,000

Situated in the sought-after village of Weeley, this beautifully presented three-bedroom detached bungalow was built in 2021 and offers contemporary living in a peaceful semi-rural setting. The property enjoys stunning uninterrupted field views to both the front and rear, creating a wonderful sense of space and privacy. Finished to a high standard throughout, the bungalow combines modern comfort with stylish design, featuring bright and spacious accommodation ideal for a range of buyers. An exceptional opportunity to acquire a nearly new home in an enviable countryside location.

- Three Bedrooms
- Field Views To Front & Rear
- South Facing Garden
- En Suite
- Weeley
- EPC - B

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



BEDROOM ONE

13'00" 10'00" (3.96m 3.05m)

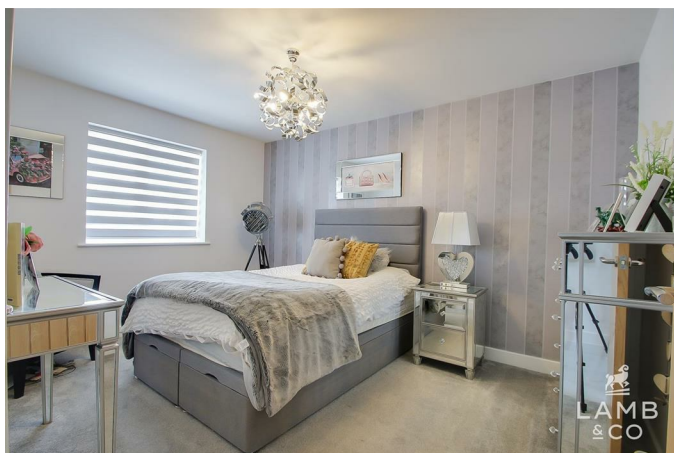


EN SUITE

10'00" 3'9" (3.05m 1.14m)

BEDROOM TWO

13'5" 9'7" (4.09m 2.92m)



BEDROOM THREE

10'00" 8'00" (3.05m 2.44m)



BATHROOM

9'2" 6'4" (2.79m 1.93m)



LOUNGE

14'00" 13'00" (4.27m 3.96m)

KITCHEN

13'00" 10'6" (3.96m 3.20m)



UTILITY ROOM

9'7" 6'00" (2.92m 1.83m)



OUTSIDE

OUTSIDE REAR



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.

Material Information

Council Tax Band: D

Heating: Gas

Services: All Mains

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - No

Broadband: Ultrafast

Mobile Coverage: Good

O2 - Good

EE - Good

Three - Good

Vodafone - Good

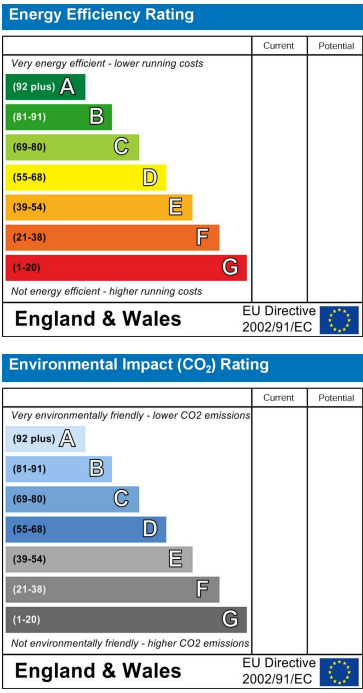
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: South
Non-Standard Features to note: No



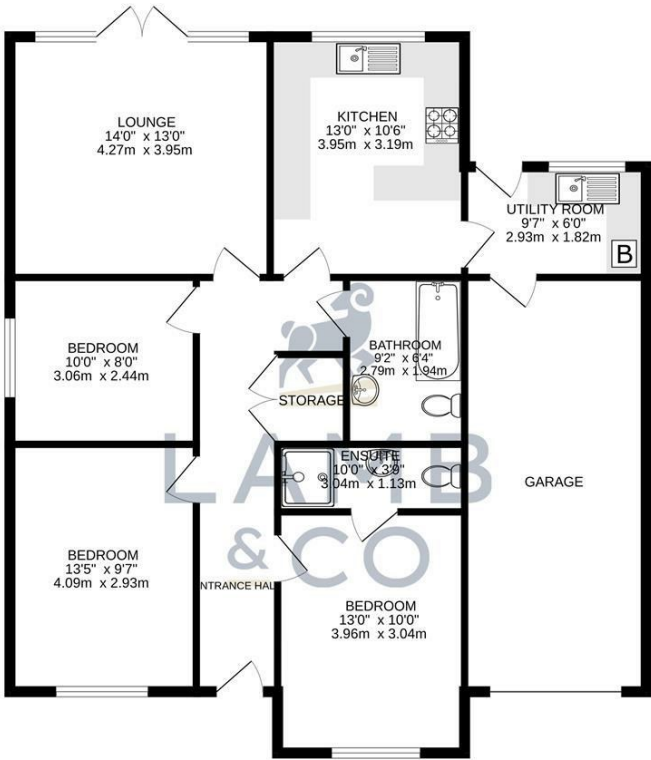
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 955 sq ft (88.8 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.
Made with Metropix 12/2025

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