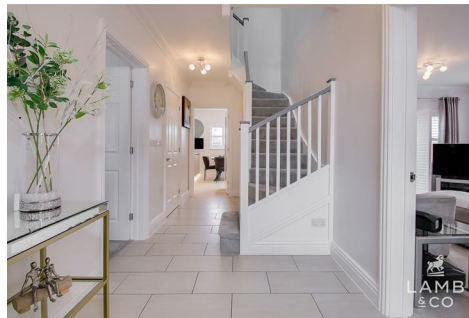




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ST. ANDREWS CLOSE, CLACTON-ON-SEA, CO16 9FX OFFERS IN EXCESS OF £550,000

A beautifully presented four-bedroom detached family home, built in 2019 and finished to a high standard throughout. This modern property offers spacious and versatile accommodation, featuring a stylish kitchen, generous living areas, and four well-proportioned bedrooms. The principal bedroom and guest bedroom both benefit from contemporary en-suite rooms, alongside a modern family bathroom. Immaculately maintained and tastefully decorated, the home is ready to move straight into. Situated in the sought-after village of Weeley, the property also enjoys a private garden, driveway parking, and a detached garage, making it an ideal choice for families seeking modern living in a desirable location.

- Four Bedrooms
- Weeley
- Garage & Off Road Parking
- Privately Owned Solar Panels
- Beautifully Presented
- EPC - B



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

DINING ROOM

12'2" 11'00" (3.71m 3.35m)



KITCHEN/LIVING SPACE

18'6" 12'00" (5.64m 3.66m)



UTILITY ROOM

9'4" 7'1" (2.84m 2.16m)

BEDROOM ONE

18'2" 12'00" (5.54m 3.66m)



LOUNGE

19'00" 14'3" (5.79m 4.34m)



W.C

7'1" 3'00" (2.16m 0.91m)

EN SUITE

8'6" 7'2" (2.59m 2.18m)



BEDROOM FOUR

10'8" 10'00" (3.25m 3.05m)



BEDROOM TWO

12'00" 11'00" (3.66m 3.35m)



BEDROOM THREE

14'7" 8'7" (4.45m 2.62m)



EN SUITE

6'00" 6'00" (1.83m 1.83m)

BATHROOM

7'7" 6'5" (2.31m 1.96m)

OUTSIDE

OUTSIDE REAR



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: East
Non-Standard Features to note: No

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.

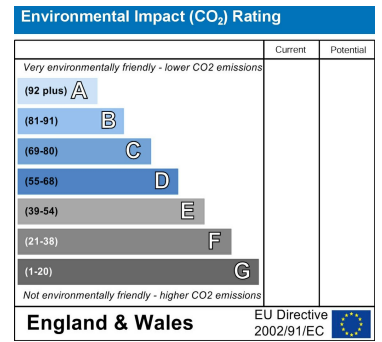
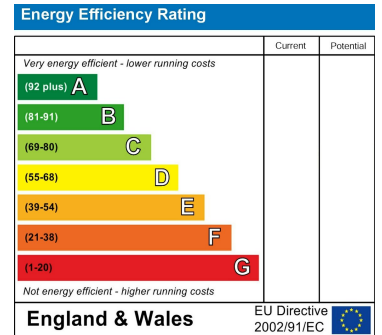
Material Information

Council Tax Band: F
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

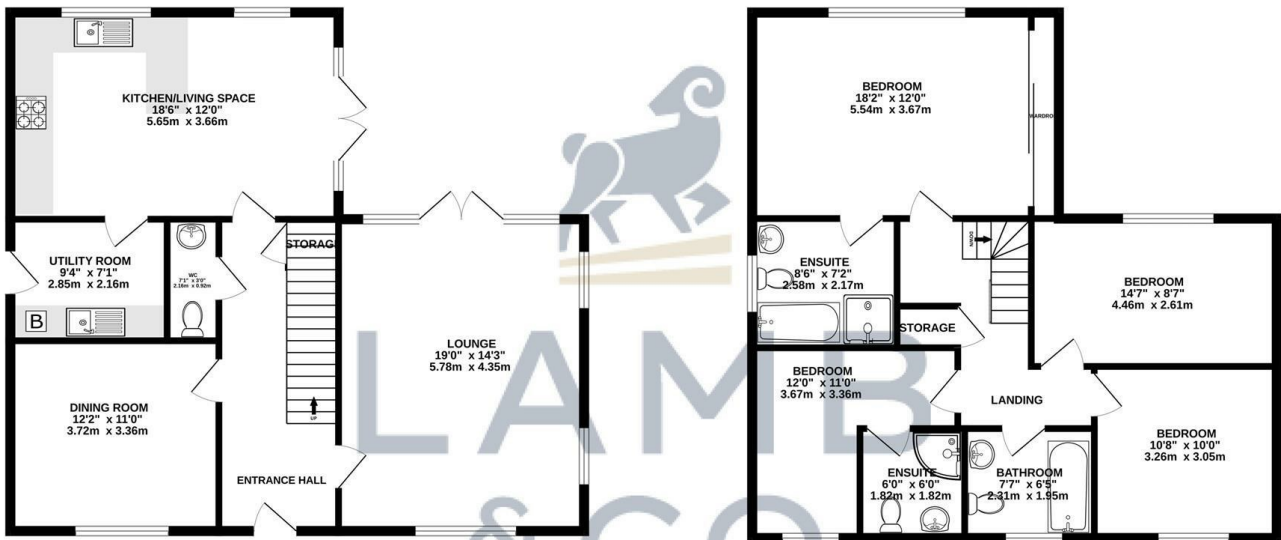
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1632 sq.ft. (151.6 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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