



LAMB & CO

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Inspired by property, driven by passion.



## WHITE LODGE CRESCENT, CLACTON-ON-SEA, CO16 0HT

£2,495 PCM

Lamb and Co pleased to advertise this Large Four/Five Bedroom Detached Bungalow, located down White Lodge Thorpe Le Soken. This property has many benefits such as a bar in the rear garden, a fully refurbished annex which is self contained and acts as a 5th bedroom with bathroom, a gas central heating, can also come part furnished and every room has built in aircon. This property is available mid/end January 2026. Contact the office to express interest.

- Available Mid/End January
- Connecting Annex/5th Bedroom
- Council Tax Band- D
- Four Bedrooms
- Pets Considered
- EPC- D
- Aircon In Every Room
- Entrance Via Electric Gate

## Entrance/Hallway

## Lounge/Diner

13'01 x 20'00 (3.99m x 6.10m )



Furniture to be included as a gesture of good will, such as sofa, dining table and chairs, TV and sound bar.

## Kitchen

14'11 x 11'05 (4.55m x 3.48m )



All white good can be included as gesture of good will, such as washing machine, American fridge freezer and microwave. Integrated oven, grill and electric hob with extractor over.

## Master Bedroom

11'11 x 12'06 (3.63m x 3.81m )



Furniture can be included, such as bed, wardrobe, chester draws, x2 bed side cabinets and TV. Door to En-suite

## En-suite

6'09 x 12'01 (2.06m x 3.68m )



## Bathroom

4'11 x 10'00 (1.50m x 3.05m )



## Bedroom Two

7'11 x 10'01 (2.41m x 3.07m )



Furniture can be included, such as single bed, wardrobe and x2 small chester draws.

### Bedroom Three

6'05 x 10'01 (1.96m x 3.07m )



Furniture can be included, such as single bed, chester draws and TV. Built in wardrobe

### Bedroom Four

9'06 x 11'11 (2.90m x 3.63m )

Furniture can be included, such as double bed, wardrobe, x 2 bedside cabinets and chester draws.

### Rear Garden



Patio area with fully functioning hot tub. Door to connecting annex. Round the corner is stoned area and remainder to lawn, with access to a fully enclosed built bar.

### Annex/5th Bedroom

15'10 x 8'07 (4.83m x 2.62m)



Furniture can be included, such as double bed, desk/dressing table, wardrobe and TV. Built in storage with shelf and electric. Door to Bathroom.

### Annex/ 5th Bedroom Bathroom

9'04 x 3'05 (2.84m x 1.04m )



### Bar

12'02 x 18'03 (3.71m x 5.56m )



### Front Of Property

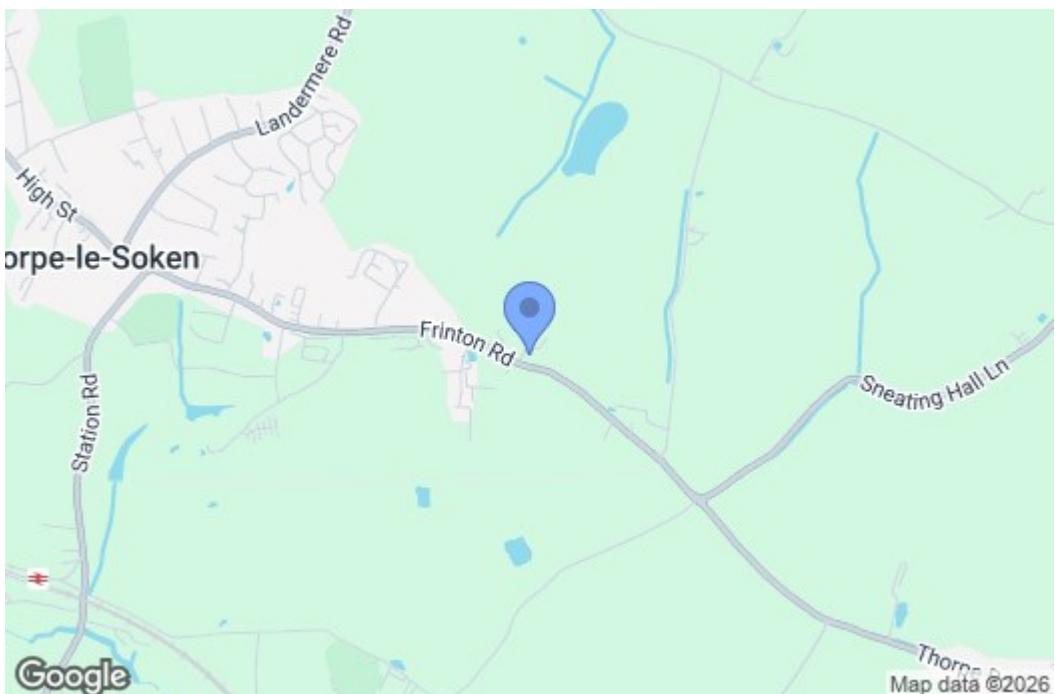


Electric gated to enter property. Drive for many vehicles. x 2 side gates to access rear garden.

### Agents Lettings Notes

PLEASE NOTE - All of our rental properties require 1 full months 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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		
(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

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.