



LAMB & CO

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Inspired by property, driven by passion.



## LONDON ROAD, LITTLE CLACTON, CO16 9QZ

PRICE £650,000

Occupying a generous plot of approximately half an acre. This impressive property offers ample living accommodation ideal for families, with well-proportioned rooms and plenty of natural light throughout. The expansive grounds provide excellent outdoor space, perfect for entertaining, gardening, or potential further development (subject to planning). A unique feature of this sale is the inclusion of a separate two-bedroom mobile home situated within the grounds, offering fantastic additional accommodation for extended family or guests.

- Five Bedrooms
- Little Clacton
- Two Bedroom Static Home Included
- Situated On Approx Half An Acre
- Well Presented Throughout
- EPC - E
- 29'7" 11'8" Conservatory
- Utility Room



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### OFFICE

14'00" 10'9" (4.27m 3.28m)



### LOUNGE

20'5" 11'00" (6.22m 3.35m)



### W.C

5'8" 5'3" (1.73m 1.60m)

### KITCHEN

11'3" 10'9" (3.43m 3.28m)



### CONSERVATORY

29'7" 11'8" (9.02m 3.56m)



### UTILITY ROOM

15'7" 12'00" (4.75m 3.66m)



## W.C

4'7" 4'3" (1.40m 1.30m)

## BEDROOM FIVE

10'9" 9'8" (3.28m 2.95m)



## BEDROOM FOUR

14'7" 7'9" (4.45m 2.36m)



## BEDROOM TWO

13'00" 12'00" (3.96m 3.66m)



## BEDROOM ONE

15'9" 13'00" (4.80m 3.96m)



## EN SUITE

10'2" 4'7" (3.10m 1.40m)



## BEDROOM THREE

12'5" 10'00" (3.78m 3.05m)



## BATHROOM

11'00" 7'1" (3.35m 2.16m)



## 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: F

Heating: Oil

Services: Mains Electric & Water

Broadband: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements:

Flood Risk: Low

Additional Charges: No

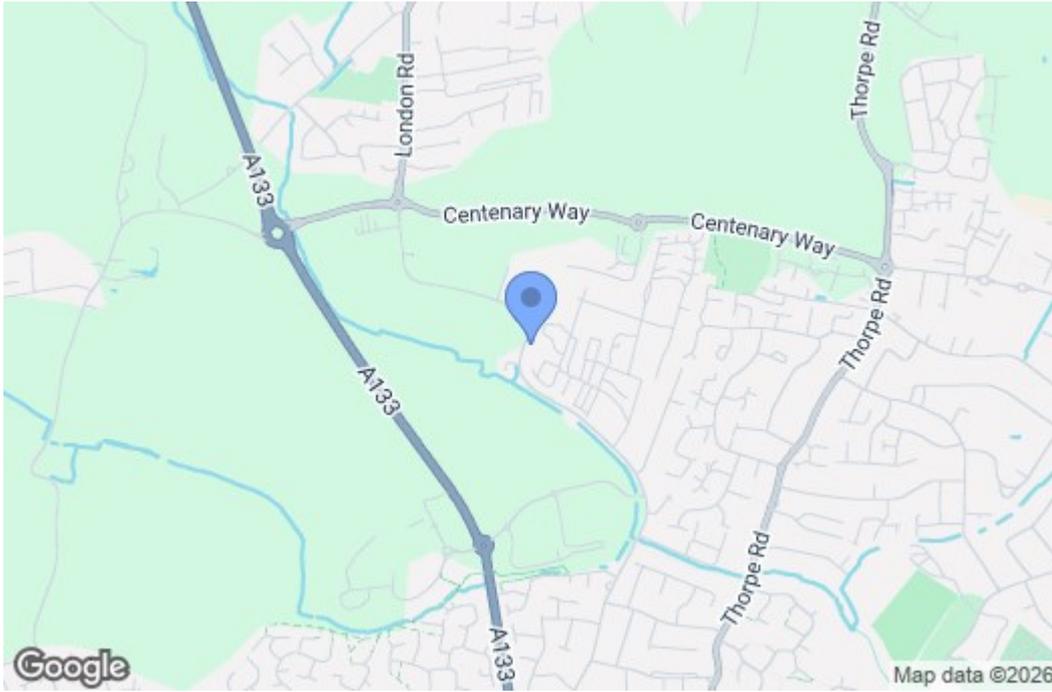
Seller's Position: Needs To Find

Garden Facing: East

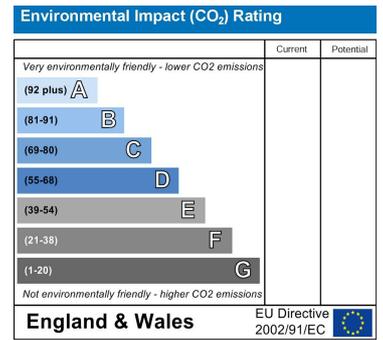
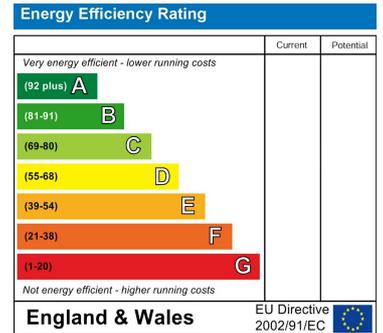
### AGENTS NOTE

Please Note The Surrounding Mobile Homes Are Privately Owned on a 12 Month Licence

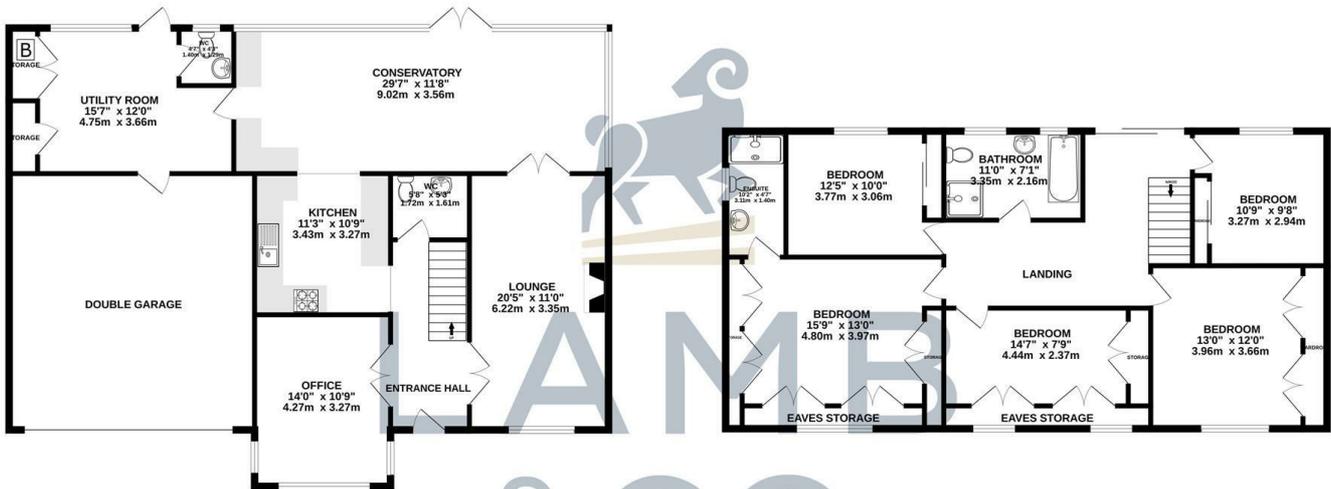
## Map



## EPC Graphs



## Floorplan



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TOTAL FLOOR AREA: 2292 sq.ft. (213.0 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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