



LAMB & CO

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Inspired by property, driven by passion.



ARCHERY FIELDS, CLACTON-ON-SEA, CO15 6RB OFFERS OVER £350,000

This spacious five bedroom detached house is located in the desirable East Clacton area, offering a perfect blend of modern living and coastal charm. The property features multiple reception rooms, and a well-equipped kitchen. Situated close to local amenities, schools, and the beach, this property offers both convenience and tranquility.

- Five Bedrooms
- Dining Room & Conservatory
- East Clacton
- Utility Room
- Three Bathrooms
- EPC - D



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ENTRANCE HALL

BEDROOM FIVE

13'5" 7'4" (4.09m 2.24m)



EN SUITE

7'4" 6'7" (2.24m 2.01m)

LOUNGE

14'2" 13'9" (4.32m 4.19m)



DINING ROOM

10'00" 8'10" (3.05m 2.69m)

CONSERVATORY

11'00" 10'3" (3.35m 3.12m)

KITCHEN

10'00" 9'7" (3.05m 2.92m)



UTILITY ROOM

6'7£ 5'5" (2.01m£ 1.65m)

BEDROOM TWO

10'8" 8'2" (3.25m 2.49m)



BEDROOM FOUR

8'5" 8'3" (2.57m 2.51m)



BEDROOM ONE

13'2" 11'2" (4.01m 3.40m)



BATHROOM

7'10" 6'00" (2.39m 1.83m)



EN SUITE

7'3" 4'6" (2.21m 1.37m)

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.

Additional Info

Council Tax Band: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: EE - Limited, O2, Vodaphone, Three - Likely

BEDROOM THREE

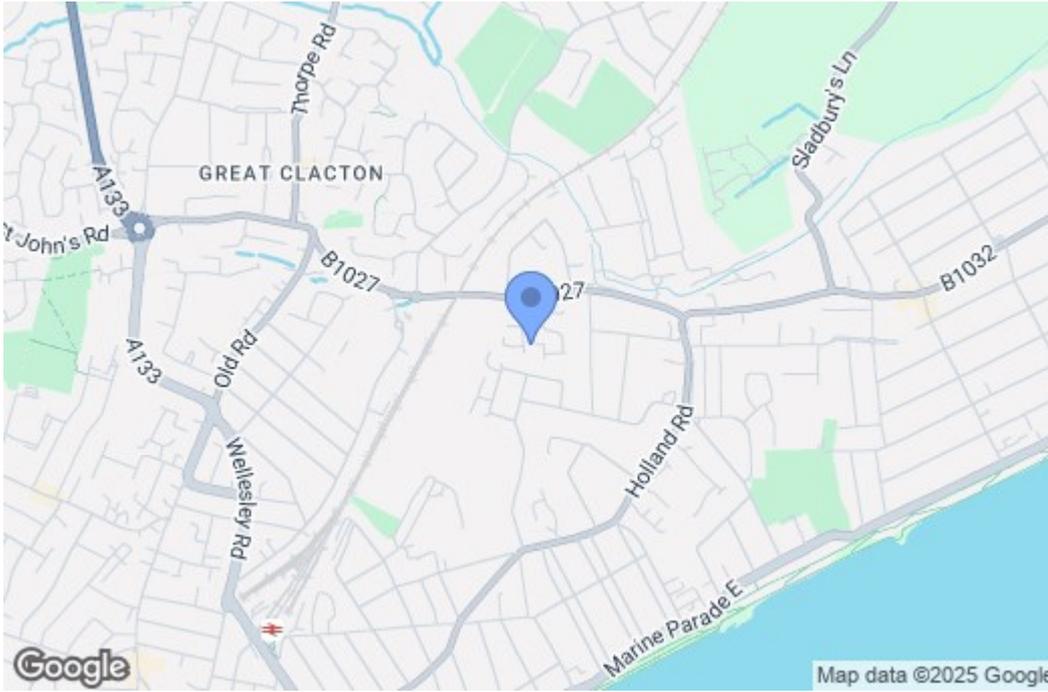
10'3" 7'10" (3.12m 2.39m)



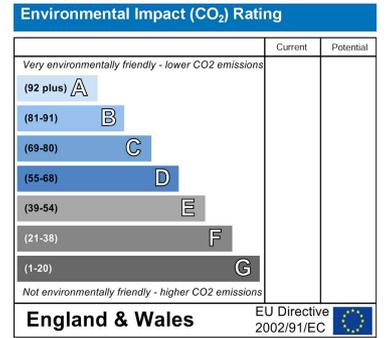
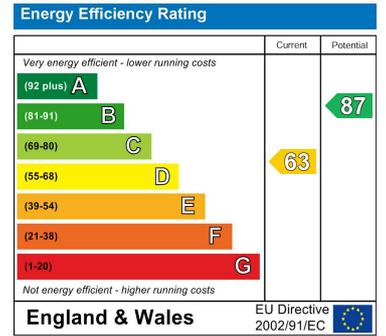
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: East



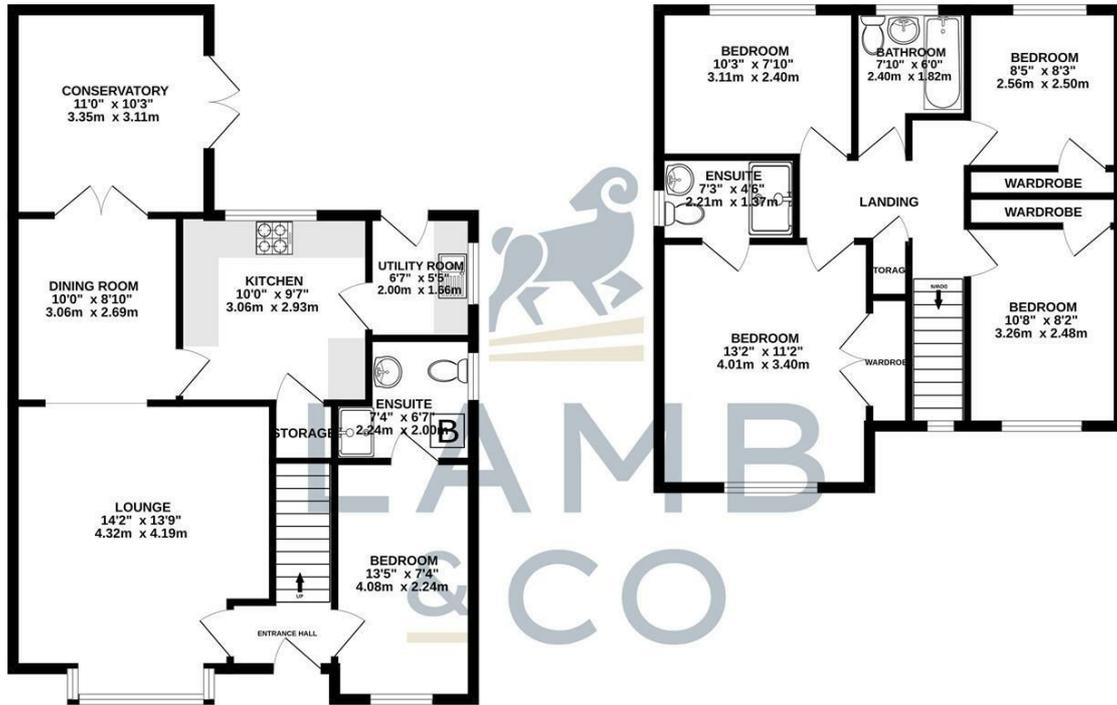
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 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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