



LAMB & CO

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CROME ROAD, CLACTON-ON-SEA, CO16 8YG PRICE £450,000

Built to a bespoke specification in 2004, this unusually large, four bedroom bungalow offers an impressive 2,055 Sq Ft of internal accommodation with generous sized rooms, ample driveway parking and a double garage. The property is tucked away in the corner of a 'no through' road on the popular Cann Hall development and also benefits from no onward chain.

- Four Bedrooms
- Double Garage
- En-Suite & Dressing Room to Master
- Over 2,000 Sq Ft
- Extremely Generous Room Sizes
- South Facing Garden
- No Onward Chain
- EPC C



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALL

LOUNGE/DINER

29'6 max x 24'11 (8.99m max x 7.59m)



KITCHEN

18'10 x 15'7 (5.74m x 4.75m)



UTILITY ROOM

12'7 x 6'1 (3.84m x 1.85m)



BATHROOM

11'2 x 10'1 (3.40m x 3.07m)



MASTER BEDROOM

19'8 x 13'8 (5.99m x 4.17m)



DRESSING ROOM

7'4 x 6'4 (2.24m x 1.93m)



BEDROOM THREE

15'7 x 12' (4.75m x 3.66m)



EN-SUITE

7'3 x 6' (2.21m x 1.83m)



BEDROOM FOUR

14'6 x 9'9 (4.42m x 2.97m)



BEDROOM TWO

13'9 x 13'7 (4.19m x 4.14m)



OUTSIDE

FRONT



DOUBLE GARAGE

REAR



Additional Info

Council Tax Band: F

Heating: Gas central heating

Services: Mains gas, electricity, water & sewer

Broadband: Ultrafast (up to 1100 mbps)

Mobile Coverage: Indoor - Likely / Outdoor - Likely

Construction: Cavity wall

Restrictions: None

Rights & Easements: Right of way across neighbouring driveway

Flood Risk: Surface water - low / Rivers & sea - very low

Additional Charges: None

Seller's Position: No onward chain

Garden Facing: South

Agents Note Sales

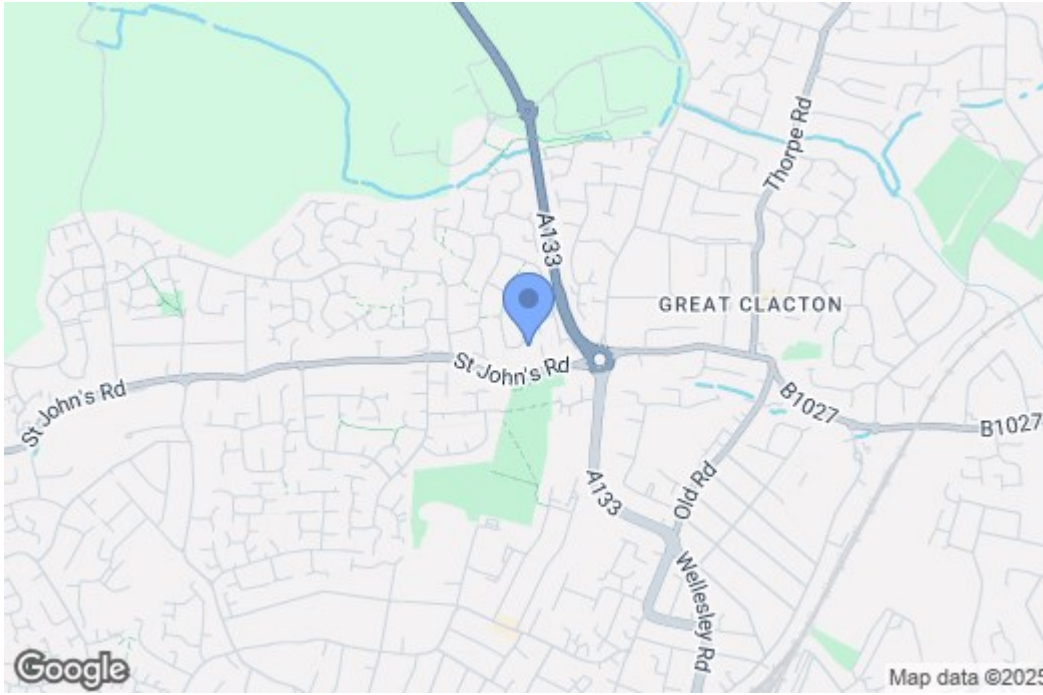
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

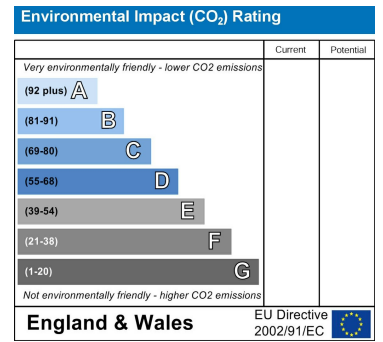
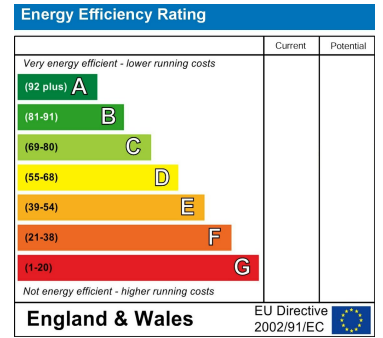
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

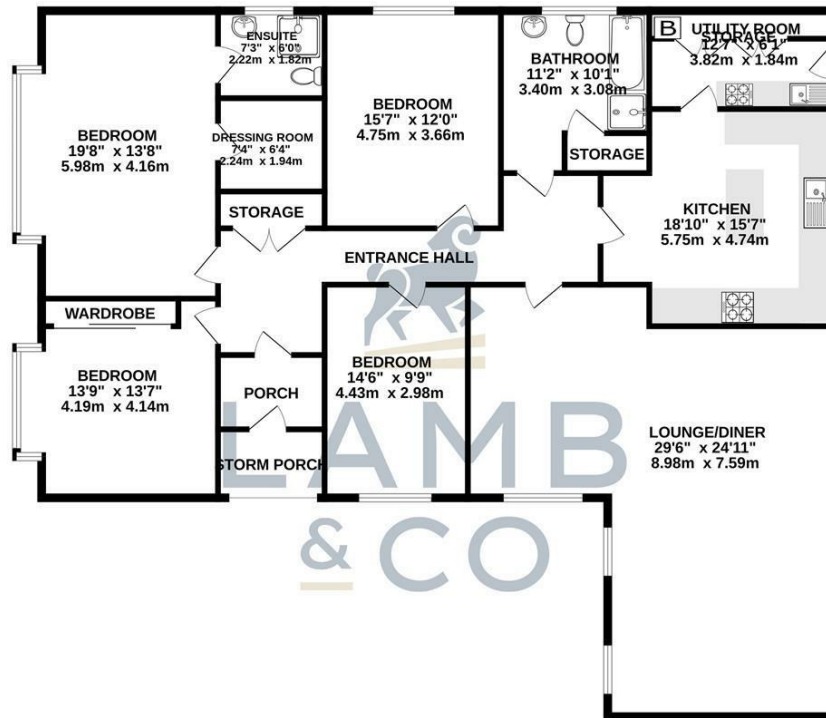
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 2055 sq ft. (190.9 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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