



LAMB & CO

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& CO



MUNNINGS DRIVE, CLACTON-ON-SEA, CO16 8YL

PRICE £399,950

Situated on the highly sought-after Cann Hall Development, this well-presented four-bedroom detached home occupies an attractive corner plot with ample off-road parking for multiple vehicles. The accommodation is thoughtfully arranged and well maintained, comprising spacious lounge and kitchen areas that provide excellent space for both everyday family life and entertaining, while a separate utility room adds further practicality and convenience. Externally, the property enjoys a low-maintenance garden and a versatile outbuilding, ideal for use as a home office, workshop, or additional storage space.

- Four Bedrooms
- Off-Road Parking
- Corner Plot
- Outside Office/Storage
- Well-Presented
- EPC-TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM THREE

11'0 x 9'6 (3.35m x 2.90m)



BEDROOM TWO

11'3 x 11'3 (3.43m x 3.43m)



BEDROOM FOUR

11'3 x 7'6 (3.43m x 2.29m)



BEDROOM ONE

14'5 x 11'3 (4.39m x 3.43m)



BATHROOM

11'3 x 5'5 (3.43m x 1.65m)



UTILITY ROOM



LOUNGE

15'3 x 15'0 (4.65m x 4.57m)



OUTSIDE

OUTSIDE REAR



KITCHEN/DINING ROOM



Material Information

Council Tax Band: C

Heating: Gas Central

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 72%

EE - 82%

Three - 76%

Vodafone - 76%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges: N/A
Seller's Position: Needs To Find
Garden Facing: North
Non-Standard Features to note: N/A
A dropped kerb will be installed

Agents Note Sales

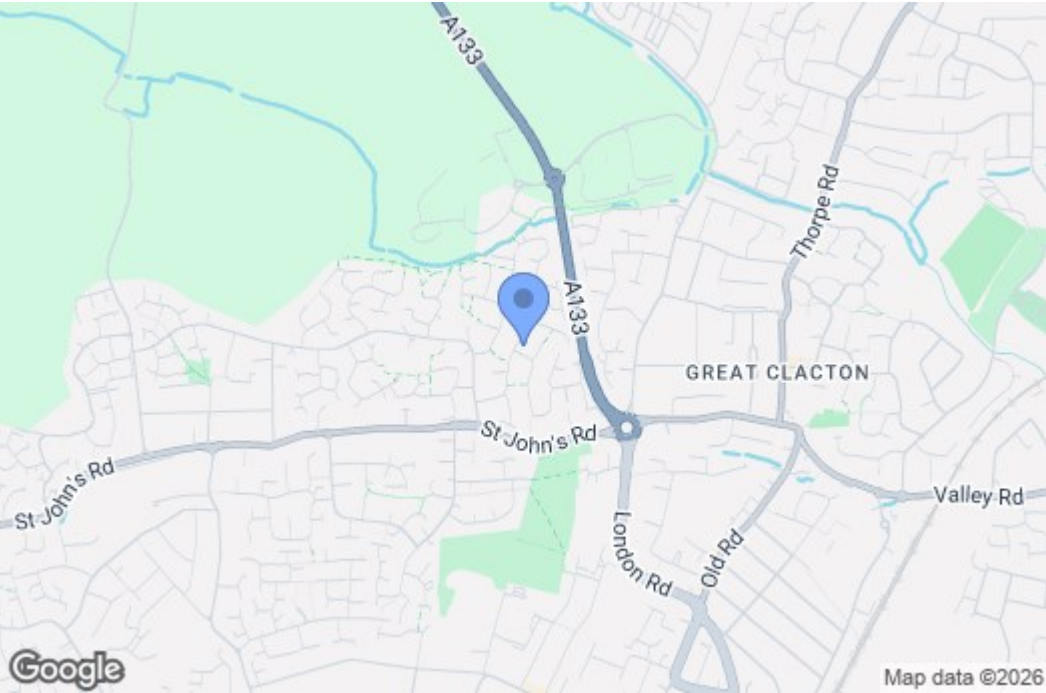
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

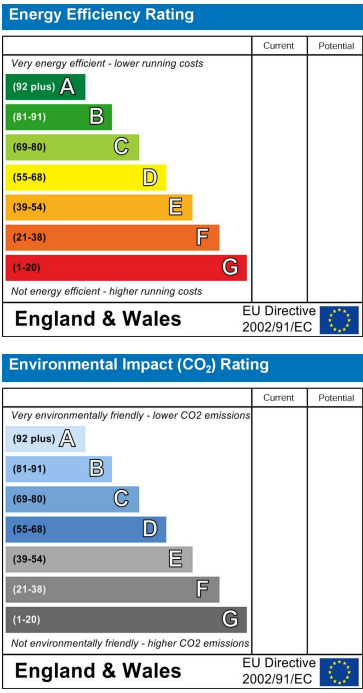
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



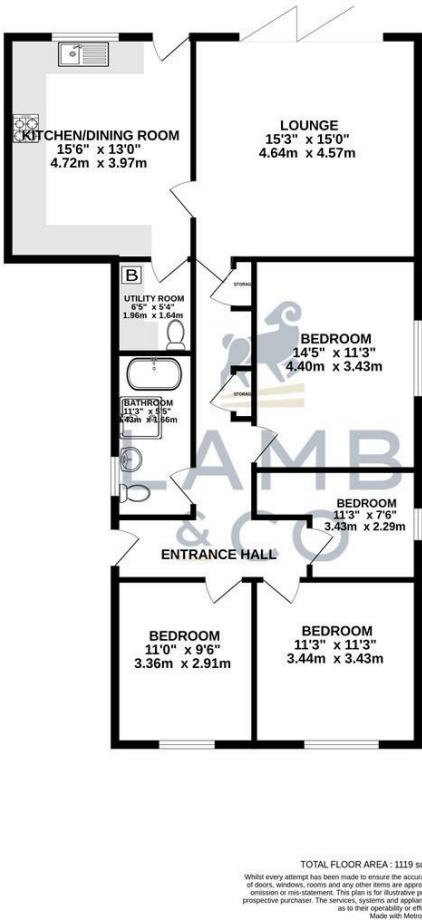
Map



EPC Graphs



Floorplan



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.